

The Old Printworks

“A sleek Balearic villa in the middle of London.”



Designed in the late 90's, this unique house was initially featured in the Style section of The Sunday Times and has retained all its original features.

A rare opportunity to enjoy fabulous lateral living in central London.





The ground floor benefits from an extremely large open-plan living space with 12ft high bi-fold doors at either side that fill it with light; these provide natural ventilation throughout the house in summer.





The versatile upper reception area currently accommodates a dining table for 14+; it's also hosted table football, ping pong - and skateboarding.







Curved steps lead down into a sunken 'conversation pit' inspired by the Eero Saarinen designed 'Miller House'; it has a 360-degree fireplace and bar area, which also features a retractable electric projection screen ideal for gaming and movies.





The Italian designer Pedini kitchen is perfect for entertaining as it conceals no less than nine hobs, three ovens, a steam oven, a coffee machine and 4 fridges. On this floor there is also a utility room (with industrial sized/dog washing sink) and 2nd dishwasher; good size office/playroom; second office and immaculately finished wet room.





The first floor of the house benefits from a further reception room, currently used as a library/drawing room, as well as 4 further bedrooms and 2 bathrooms. (The electrical sockets in the centre of the Library were originally designed for decks).





In the Master Suite there is an abundance of bespoke walnut wardrobes and concealed storage. The electric shutters on this floor provide perfect black-out.

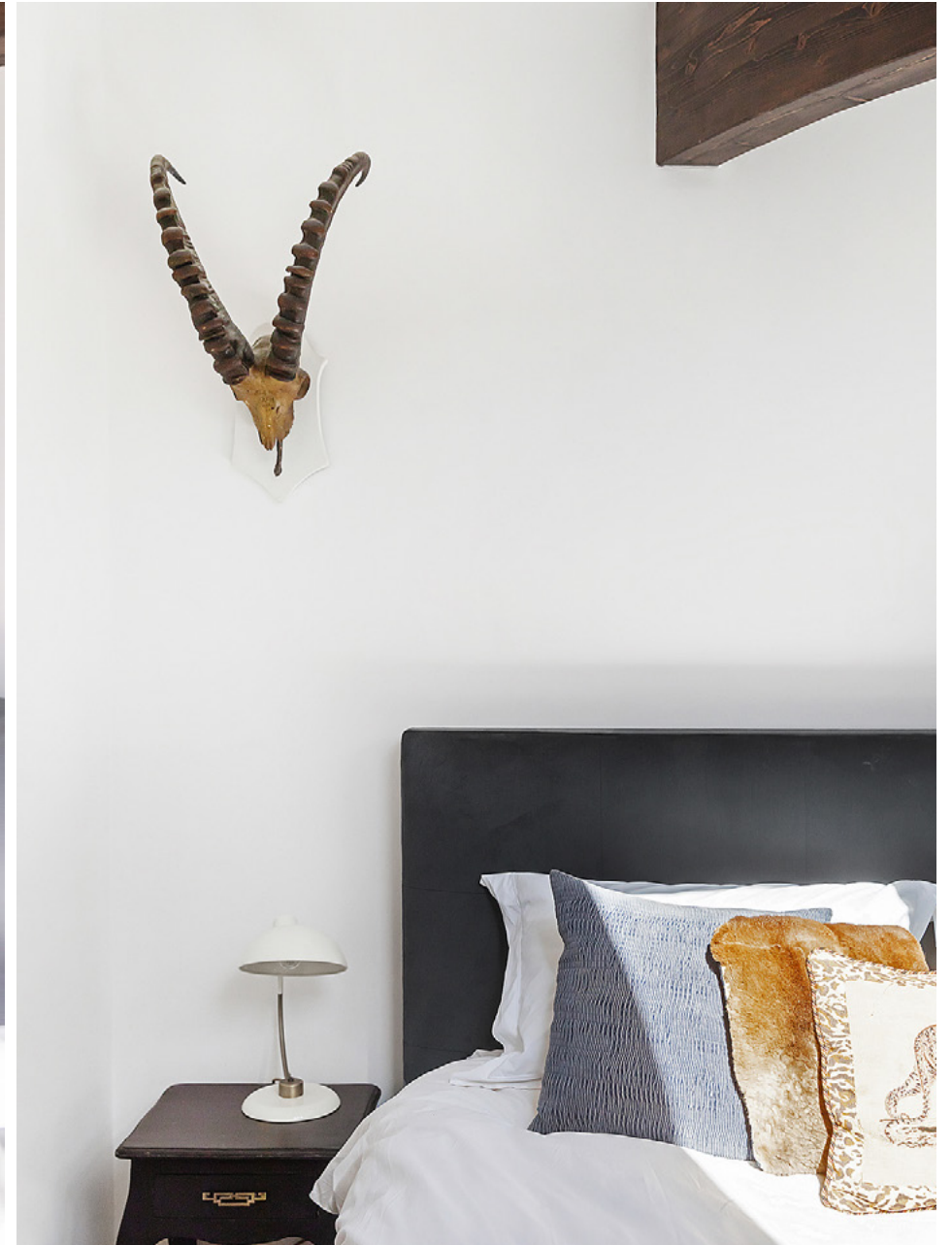




The Master Suite has double height ceilings and includes a walk-in wardrobe and en-suite bathroom that features a Jacuzzi, separate shower and double basins.



Integral laundry chutes take clothing and recycling directly to the Utility room below.





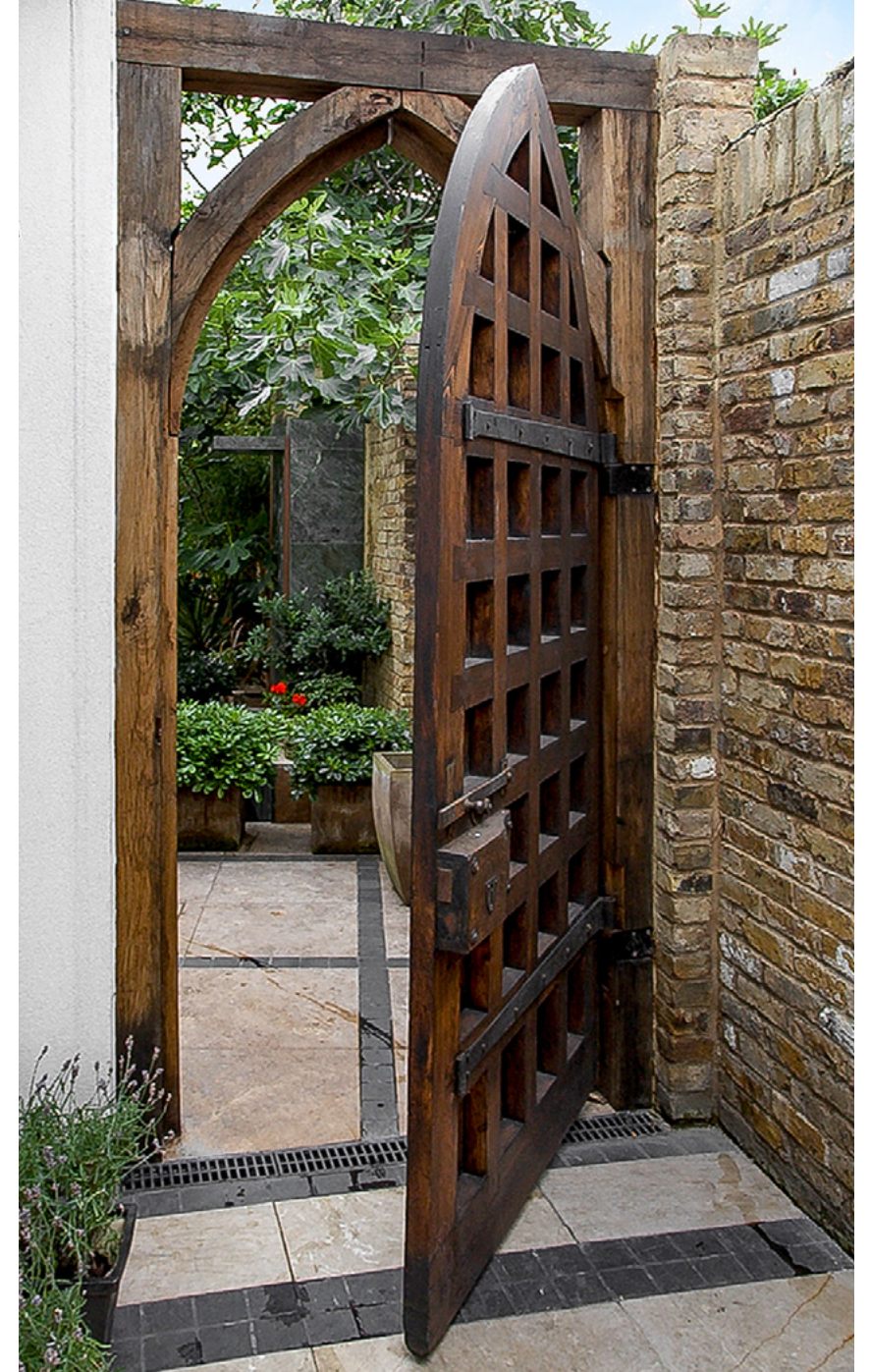
Bedroom 3







Two further small patios lead off the kitchen level, and the terrace adjacent to the dining room has a food prep station & BBQ.





The house is very private and secure, providing an enchanting place to live and entertain in the middle of London.

The main building exceeds 2,650 sq ft of accommodation over two floors.

The house was ahead of its time in making use of environmentally conscious building techniques:

it used a closed panel system of building imported from Sweden for optimal thermal insulation;

underfloor heating was installed throughout;

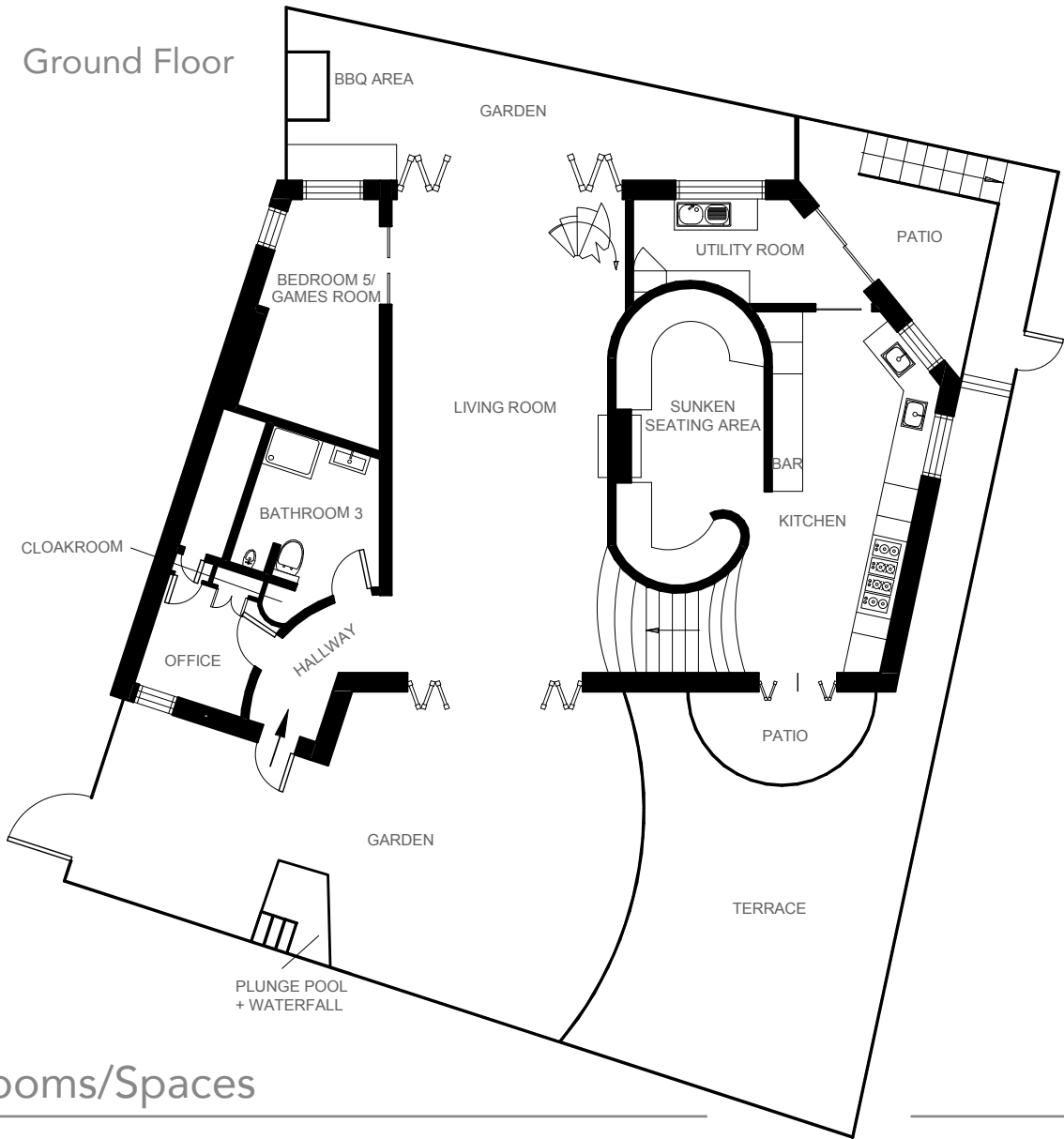
its south facing orientation maximizes sunlight, with triple-glazed argon filled glazing to preserve heat;

the rainwater harvesting system supplies the plunge pool, water features and irrigates the trees and plants at the property.



Floor Plan

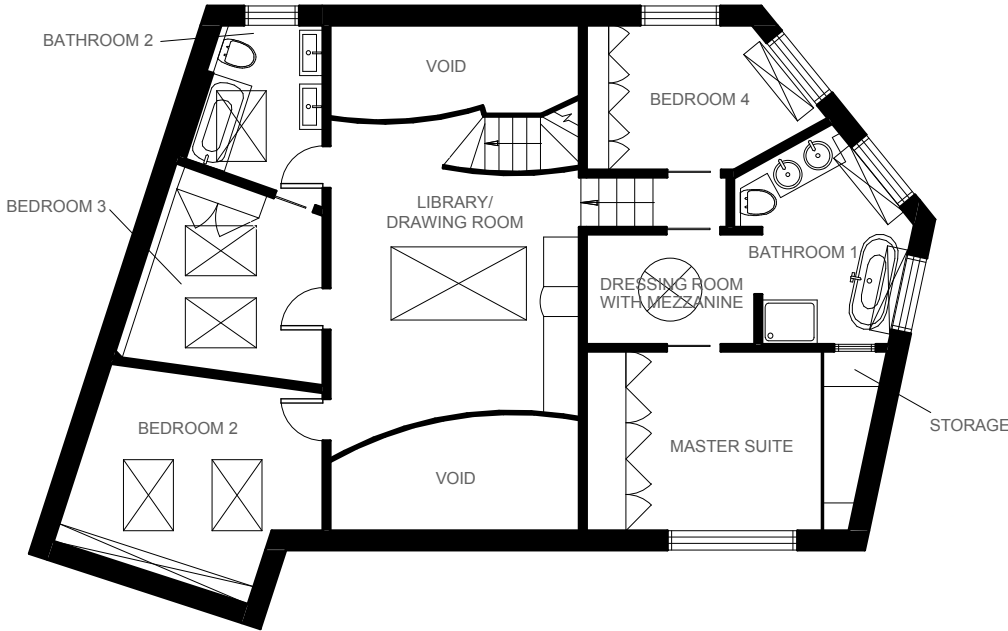
Ground Floor



Rooms/Spaces

KITCHEN	6.18 x 6.97 m / 20'3" x 22'10"	OFFICE	2.88 X 2.79 m / 9'5" x 9'2"
UTILITY	4.66 x 2.03 m / 15'3" x 6'8"	BATHROOM 3	2.75 X 2.10 m / 9'0" x 6'11"
LIVING ROOM	4.52 x 9.12 m / 14'10" x 29'11"	LOWER GARDEN	5.50 METRES DEEP
BED5/GAMES ROOM	2.76 x 4.86 m / 9'1" x 16'0"	UPPER GARDEN	3.65 METRES DEEP

First Floor



Rooms/Spaces

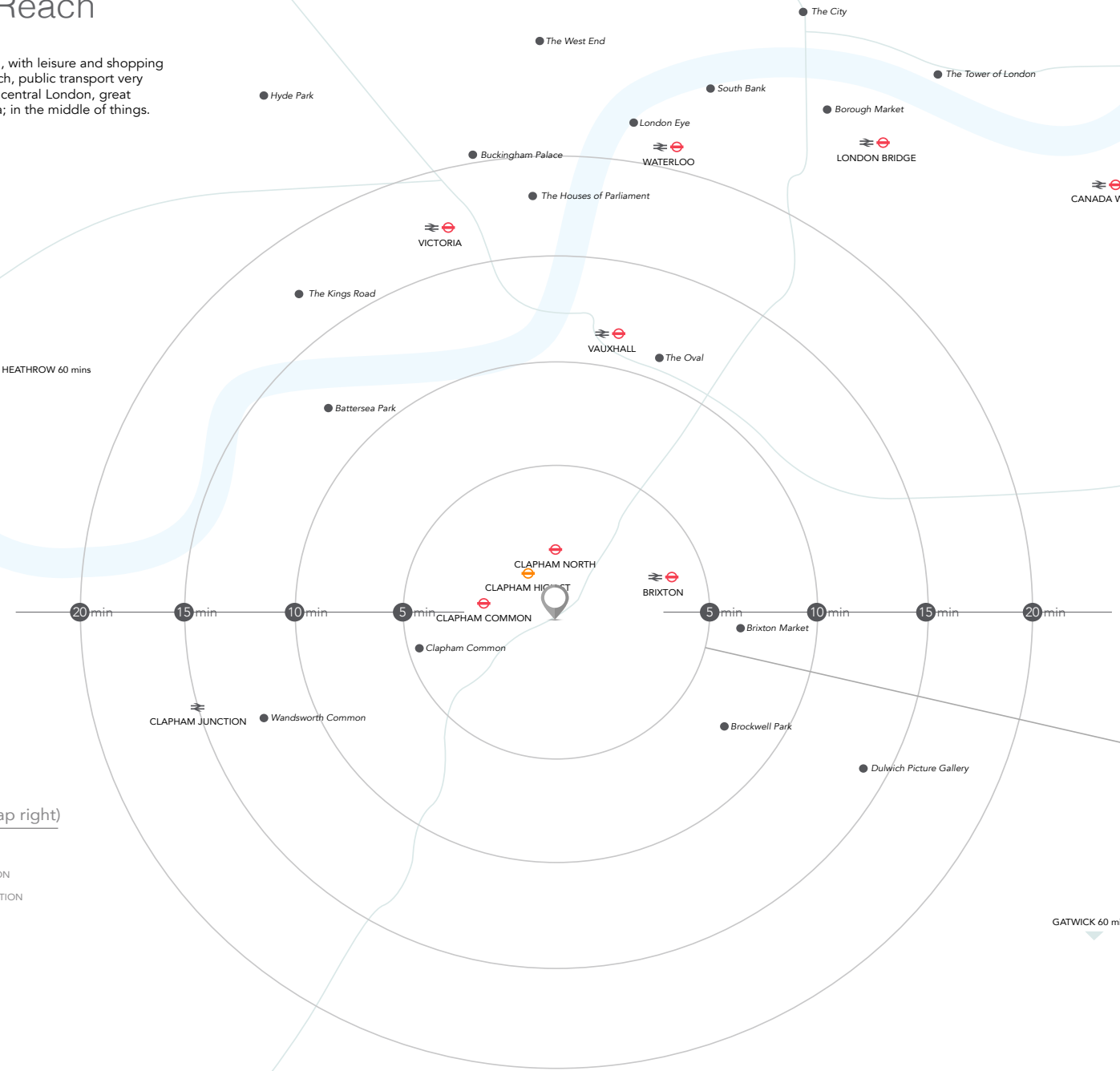
LIBRARY/DRAWING	9.00 x 4.50 m / 29'5" x 14'8"	BEDROOM 3	3.75 x 4.01 m / 12'4" x 13'2"
MASTER SUITE	4.26 x 3.24 m / 14'0" x 10'7"	BEDROOM 4	4.36 x 2.61 m / 14'4" x 8'7"
BATHROOM 1	3.47 x 3.16 m / 11'5" x 10'4"	BATHROOM 2	3.20 x 1.80 m / 10'6" x 5'11"
BEDROOM 2	4.86 x 4.35 m / 16'0" x 14'3"		



020 7720 2113

Everything Within Reach

This is a superb location, with leisure and shopping areas all within easy reach, public transport very nearby with fast links to central London, great schools. A secluded villa; in the middle of things.



KEY

- Points of Interest
- Selected Stations
- Cycle Routes

STATIONS walking

Clapham North	6 mins
Clapham High St	8 mins
Clapham Common	11 mins
Brixton	15 mins
Stockwell	18 mins

DESTINATIONS public transport

Canary Wharf	40 mins
Waterloo	19 mins
London Bridge	32 mins
West End	22 mins
The City	27 mins
Victoria	22 mins

Points of interest (map right)

- 1 CLAPHAM NORTH STATION
- 2 CLAPHAM COMMON STATION
- 3 CLAPHAM HIGH STREET STATION
- 4 BRIXTON STATION
- 5 STOCKWELL STATION
- 6 CLAPHAM COMMON
- 7 BROCKWELL PARK
- 8 BRIXTON ACADEMY

