



MODERN VICTORIAN

Reconstruction and refurbishment has changed this neglected house, with old-fashioned kitchen, bathrooms and heating into a sensational, contemporary home set behind a beautiful Victorian facade

Developer Graeme Snell, of Libertas (UK), was determined that his renovation would retain all the period charm of what was originally a four-bedroom house, but now has six bedrooms with three bathrooms and four reception rooms.

"The house has been completely re-modelled to create a new Victorian home keeping the traditional look but using modern techniques. The plumbing, wiring and roof are new and we've installed new sash windows and cleaned the original bricks and re-pointed them.

"It took a lot of unusual effort. For example the existing brick pattern was one large brick and then one half a brick so for the extension at the back we continued with the same brick pattern. It took longer and cost more but it is that sort of little detail that we are proud of and people do appreciate it. The extension now flows into the existing structure. At the top of the house we also took care to copy the existing red corbel bricks exactly," says Graeme.

When Graeme bought the handsome double-fronted,

detached house it was in good structural repair but, because it had been lived in for decades by an elderly gentleman, little had been done to bring it up to date.

The renovations included stripping out the internal walls back to brick and taking the ceilings off all the rooms – as well as the roof. The loft space was converted into two new bedrooms and a new bathroom.

Graeme adds: "People ask if anything remains of the original house and the answer is: 'the external walls and the wonderful front door'. We've installed under-floor heating and LED lighting so that it is a low energy Victorian house."

The rear extension and converted basement take the house's original 2,700 square footage to about 3,500. Because the house is on a corner it benefits from off-street parking for two cars at the rear of the garden with a path that leads up the side of the garden to the back door.

Meanwhile the main front entrance behind that lovely front door opens into a wide entrance hall with walnut



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THE PROJECT



flooring. Full height bespoke double doors lead to a bay fronted reception room, with a bright and stylish study/reception room to the right.

At the rear, the open-plan kitchen/dining/living room offers a multi-purpose living space. The bespoke kitchen has an extensive range of floor-to-ceiling cupboards and units, fully integrated Gaggenau/Meile appliances and a large central Island/breakfast bar. Sliding glass doors extend the entertaining space out onto a large tiled terrace overlooking the private 44ft garden.

The ground floor now also has a utility room and downstairs cloakroom along with a superb media/cinema room on the lower ground floor.

Upper Tooting Park, Wandsworth, SW17, £3,250,000, Knight Frank 020 3797 2029

WORDS: JENNY KNIGHT

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