Story *of* Home

Beautiful homes, by design



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A bespoke architectural home where sculptural Corten steel, warm tactile interiors and thoughtfully framed views create a distinctive connection with Mitcham Common

Designed and built by London architecture practice AWMA, Uncommon House is a striking contemporary home that forms a distinctive end to the terrace along Commonside East, overlooking the natural landscape of Mitcham Common.

Its sculptural exterior combines weathering Corten steel with pale textured render, creating a rich contrast of materials that feels closely connected to its surroundings. An angular roofline and carefully positioned windows give the house its distinctive architectural character, while the warm, earthy tones of the cladding complement the surrounding greenery.

The house has been designed to make the most of every available space. The result is a bespoke three-bedroom home where an inventive layout, tactile materials and carefully framed views create a surprising sense of openness and connection to the outdoors.

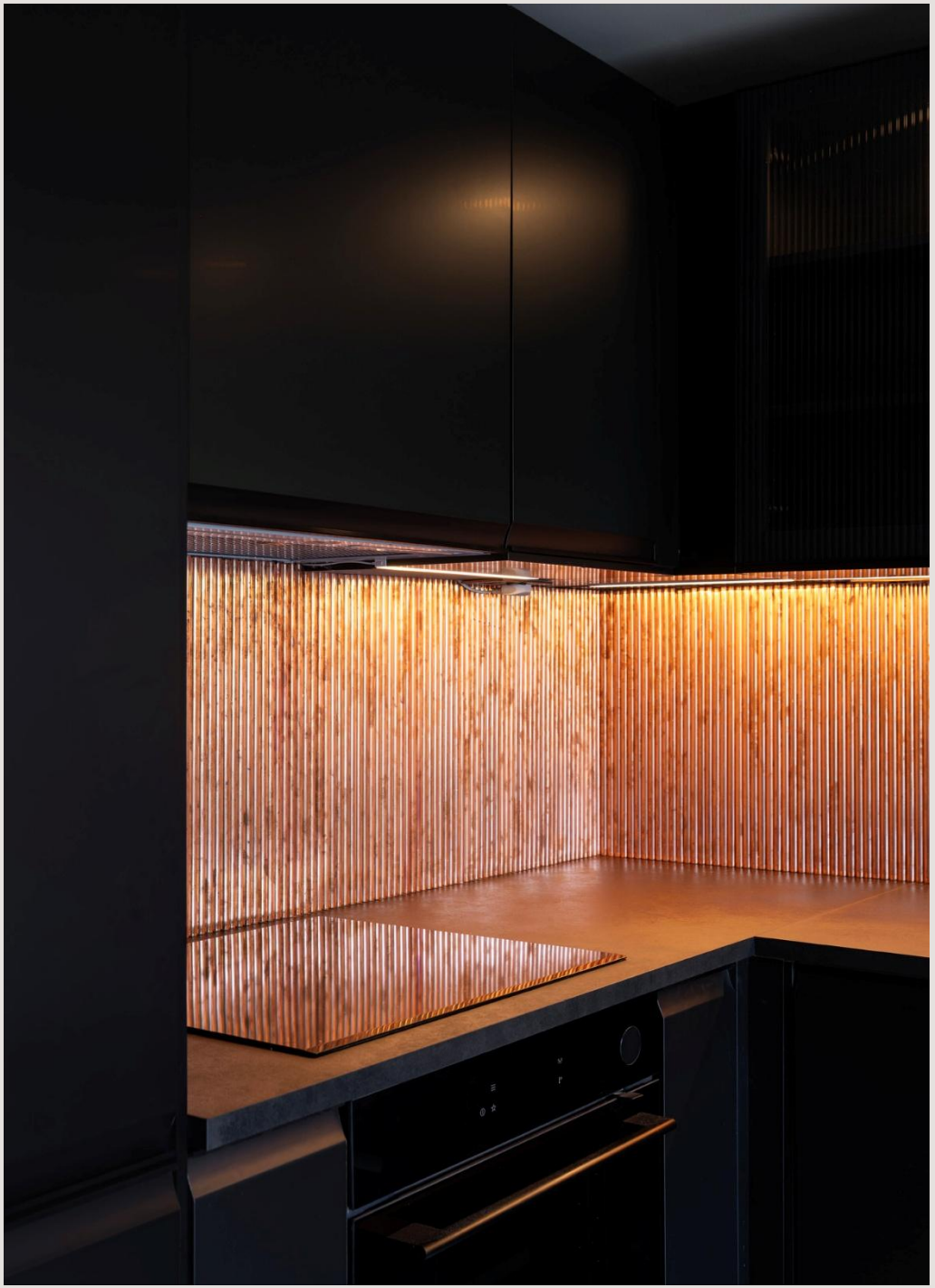
A landscaped front courtyard provides a fitting introduction, with terracotta tiles arranged in a geometric pattern and an olive tree planted within a sculptural Corten steel planter. Together, these details establish the material palette that continues throughout the house.

Inside, the ground floor has been arranged to balance openness with distinct areas for living. A separate reception room sits towards the front of the house, enjoying views of the common, while the staircase and ground floor cloakroom are neatly incorporated into the central part of the plan. Beyond, the main living, kitchen and dining space opens directly onto the rear garden.

The interiors introduce a softer, more tactile contrast to the exterior. Walls downstairs are finished in Lusso terracotta textured paint, bringing warmth and depth to the living spaces, while frameless doors and carefully detailed shadow gaps create clean, uninterrupted lines. Light switches, sockets and door handles by Dowsing & Reynolds add another considered layer of detail.

The kitchen continues this approach, with a particularly distinctive splashback formed from halved copper pipes. The copper echoes the rich tones of the Corten steel cladding, introducing an unexpected detail that connects the interior finishes with the building's exterior.

Terrazzo flooring runs throughout the ground floor, its warm, fragmented tones complementing the natural material palette. Continuing beyond the glazed doors and into the landscaped rear garden, the flooring creates a seamless transition between interior and exterior, visually extending the living space outdoors.

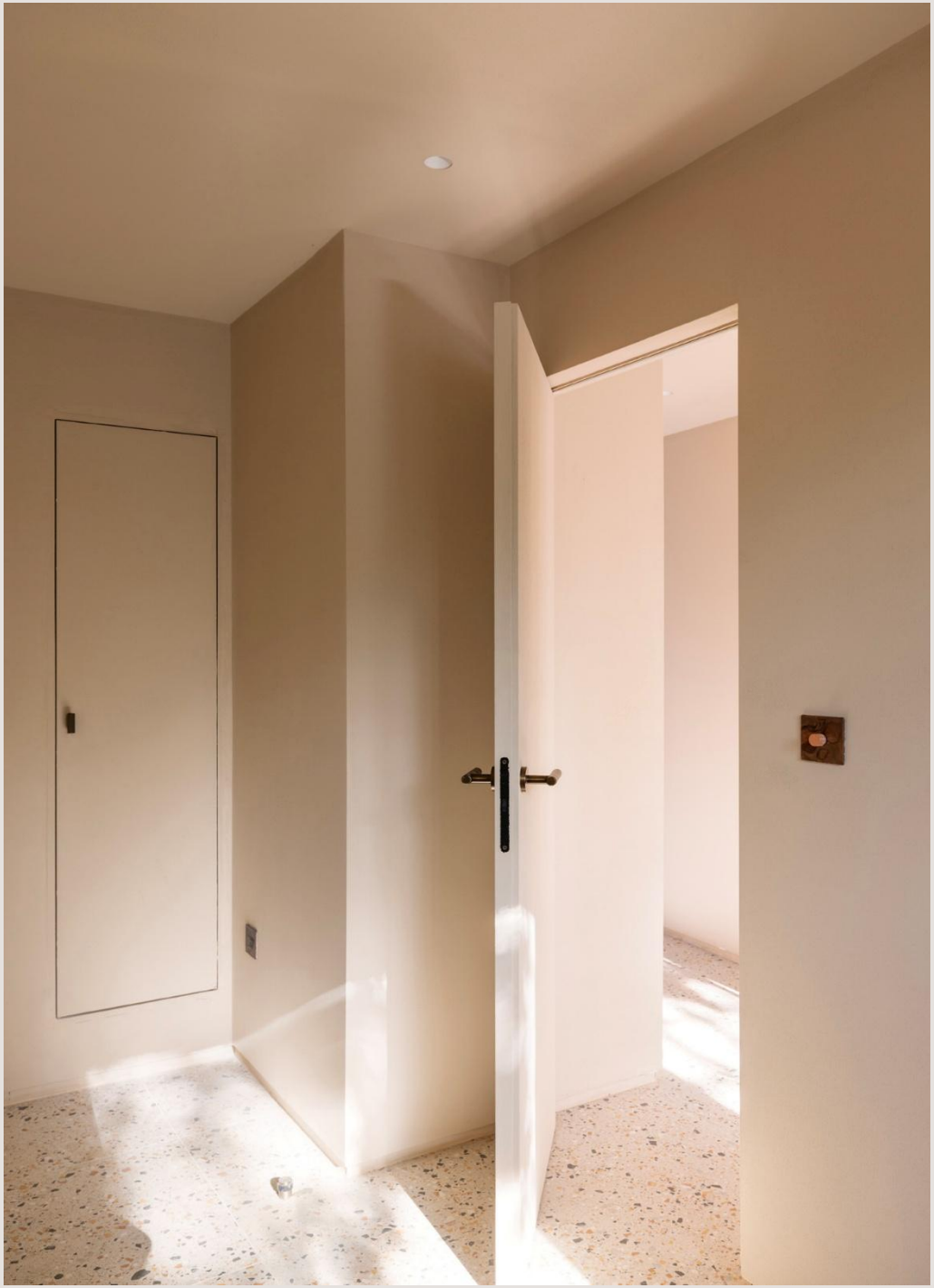














Upstairs, the architecture becomes particularly expressive. The angular roofline shapes the rooms beneath, while tall windows and roof glazing bring daylight into spaces that might otherwise feel enclosed. Finished in warm, sealed plaster, the walls have a soft, tactile quality, with changing patterns of sunlight and shadow adding depth to the interiors.

The first floor accommodates two bedrooms and a family bathroom, with the principal bedroom enjoying views towards the common. The second bedroom offers flexibility as a guest room, nursery or home office, while the bathroom is fitted with contemporary Nosa sanitaryware. Frameless doors and neatly integrated architectural details continue the restrained approach found downstairs.

A further bedroom occupies the top floor, where the sloping roofline and carefully positioned glazing give the space a distinctive character of its own. Additional storage has been incorporated alongside the staircase, reflecting the same efficient use of space found throughout the house.



























The rear living and dining area opens through expansive sliding glazed doors onto a low-maintenance garden, where a paved terrace, carefully positioned planting and space for outdoor dining create a natural extension of the house. The continuity of materials allows the two spaces to be enjoyed together, particularly during the warmer months.

Alongside its architectural design, Uncommon House has been built with energy efficiency in mind, achieving an EPC rating of B. A mechanical ventilation and heat recovery (MVHR) system provides the home's principal heating, combining a continuous supply of fresh, filtered air with the recovery of warmth from extracted air to help maintain a comfortable internal environment.

Uncommon House occupies a distinctive position along Commonside East, with the expansive landscape of Mitcham Common immediately opposite. This remarkable stretch of open land brings a countryside quality to this part of South London, with its mixture of woodland, grassland, ponds and winding walking routes providing a wonderful setting for running, cycling and exploring throughout the seasons.

Transport connections are available from Mitcham Junction and Mitcham Eastfields railway stations, providing services towards central London and the wider South London network. Mitcham Junction also connects to London's tram network, with routes towards Wimbledon, Croydon and Beckenham. Local bus services provide additional connections to neighbouring areas, allowing the house to enjoy its green surroundings while remaining connected to the rest of the capital.




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533C COMMONSIDE EAST



Commonside East

CR4

£625,000

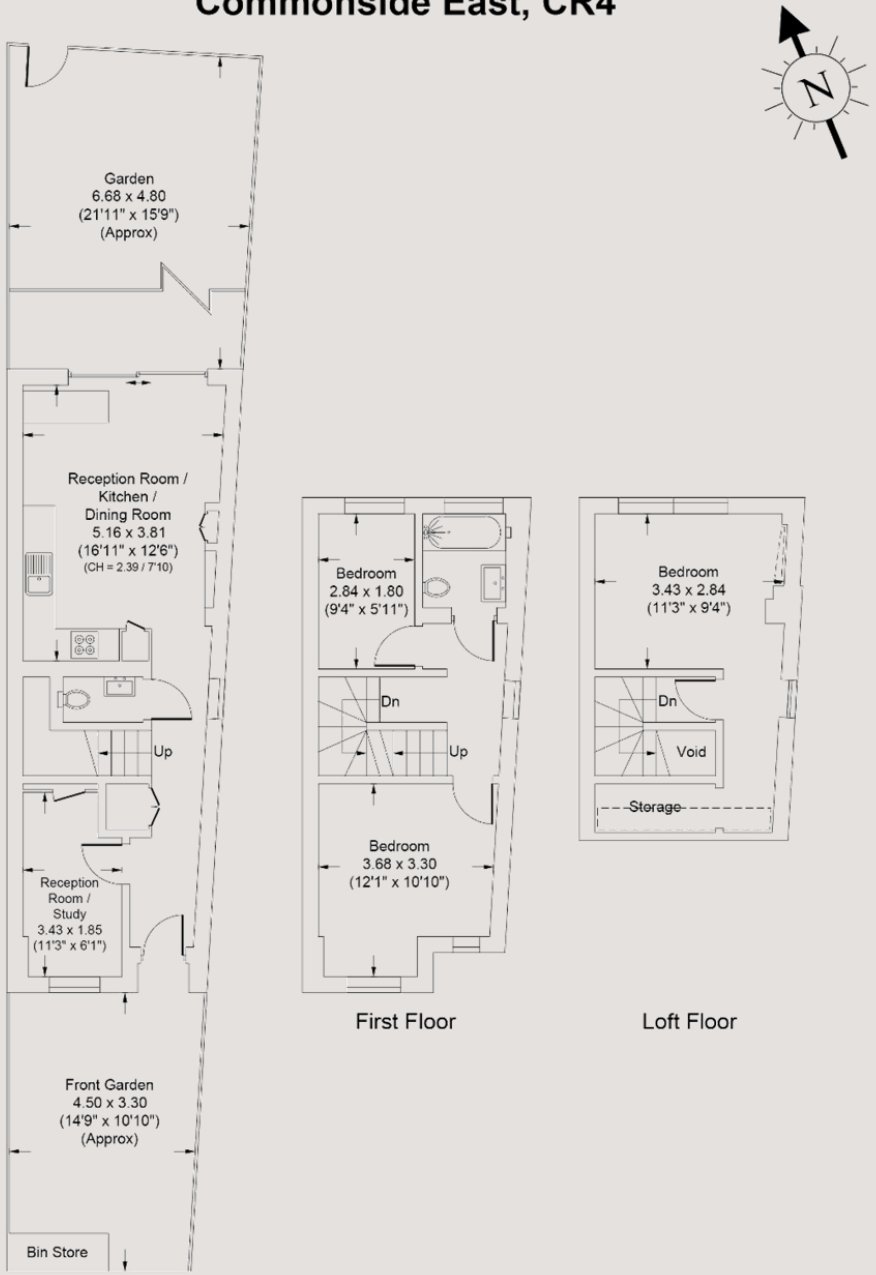
FREEHOLD
COUNCIL TAX BAND – TBC
EPC RATING – B

- Three bedrooms
- Architect-designed contemporary home by AWMA
- Open-plan kitchen, living and dining space
- Separate reception room overlooking Mitcham Common
- Distinctive Corten steel and textured render exterior
- Bespoke interiors with tactile plaster finishes
- Contemporary Nosa bathroom fittings
- Terrazzo flooring flowing into the landscaped garden
- MVHR heating and ventilation system
- Directly opposite Mitcham Common
- Close to Mitcham Junction and Eastfields stations

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Commonside East, CR4



Approx Gross Internal Area (Including Loft Floor / Void)	**946 Sq Ft - 87.9 Sq M**
Limited Use Area	**26 Sq Ft - 2.4 Sq M**

For Illustration Purposes Only - Not To Scale

Every attempt has been made to ensure the accuracy of this floor plan however measurements are approximate and for illustration purposes only.
Measured in accordance with the RICS code of measuring practice. Not to scale.