

THE MODERN HOUSE



Streatham Hill, London SW2
£385,000 Leasehold

Pullman Court XIV

Positioned on the second floor of Pullman Court in Streatham, this two-bedroom apartment has recently been renovated to an exacting standard. Original features, including Crittall windows, have been carefully maintained, with sensitive contemporary introductions added including a new kitchen and bathroom. Pullman Court itself is one of south London's most renowned modernist buildings; originally designed to resemble an ocean liner, its distinctive white facade protrudes out across several blocks arranged along an east-west axis.

THE MODERN HOUSE



Pullman Court XIV

The Building

Pullman Court itself was designed by renowned architect Frederick Gibberd in 1936 and represents a shift in the modernist movement, in that it allowed a modernist architect freedom of design on such a large scheme. The original render for the estate was a mix of pastel pink, cream, brown and blue. The development comprises several blocks of varying heights; the north and south blocks are long, narrow buildings of five floors, enclosing a central courtyard and manicured gardens. The apartments were originally designed to appeal to young professionals (each flat came with a built-in wireless, gas fire and icebox) who wanted a “country retreat” out of the city smog. For more information about Pullman Court, see the History section.

The Tour

There is both lift and stair access to the second floor, where this apartment is situated. The front door opens into a generous entrance hallway that extends the length of the plan, providing access to all rooms. Wooden floorboards in a light-washed oak veneer flow throughout, contributing to the bright atmosphere engendered by original Crittall glazing that frames views over open space beyond.

The living room lies at the front of the plan, with far-reaching views over the parkland that extends behind Pullman Court. Crittall windows extend almost the full width of the wall and welcome copious amounts of natural light in. This space is currently used as both a living and dining area, although its versatile nature ensures it would suit a variety of uses. Glazed Parapen doors open the room to the hallway when required, simultaneously allowing light to flow around the plan even when the doors are shut.

Adjacent to the living area is the kitchen, which has been renovated to an impeccable standard. Original Crittall windows over the sink illuminate the space, with a wide, open doorway creating a sense of flow between the kitchen and living spaces. Worktops are in a smart Corian, with white cabinetry above and below; the slight gloss finish of the latter amplifies the bright nature of the apartment. There is a built-in electric hob and dishwasher, as well as a built-in fridge/freezer and a washing machine by AEG.

At the far end of the plan lies the main bedroom, where a full-width expanse of Crittall glazing frames views over the reservoir beyond. The room is incredibly peaceful care of its enviable position within Pullman Court, situated as it is at the rear of the building. A new carpet has been introduced, and a wall of built-in wardrobes is painted a subtle light grey. The second bedroom makes use of the same palette; a versatile space, this would work equally well as an office or nursery room.

The bathroom has a simple palette, with grey porcelain floor tiles and neutral patterned wall tiles by Patricia Urquiola. The walk-in shower has a grey Corian floor and is surrounded by large sheets of glass. A mirrored cabinet above the sink provides storage.



London, South London
£385,000 Leasehold

THE MODERN HOUSE



London, South London
£385,000 Leasehold

Pullman Court XIV

There is a staffed full-service laundry, residents' parking and secure bicycle storage. The bright common areas and original lifts are well-maintained, with chrome door furniture and Crittall windows.

Outdoor Space

Pullman Court has well-kept communal gardens; two gated lawns separate the apartments from the main road. The active residents' committee have recently started a communal gardening plot behind the block.

The Area

There is an array of independent cafes, restaurants and shops on Streatham Hill: Batch & Co Coffee, Hood Restaurant, Streatham Wine House and Art & Craft, which has a wide selection of craft beers from London breweries and further afield. Brixton is close by, a lively area known for its excellent food and bar scene. Nearby Brixton Village, Market Row and Acre Lane are all highly recommended destinations. The Ritzy Cinema, Electric Brixton and Brixton O2 Academy are much-loved institutions. Newly opened is The Department Store, a grand renovated 1876 Bon Marche building that now houses collaborative workspaces, a Pure Vinyl record shop, a community Post Office and Canova Hall restaurant and bar.

Nearby are the open spaces of Brockwell Park and Tooting Common. Palace Road Nature Garden, Hillside Park Gardens, Rush Common and Brockwell Park are also nearby. Brockwell Park is one of London's best and has a lido, built a year after Pullman Court, a 50-metre pool and a Grade II-listed art deco pavilion, as well as a cafe, tennis courts and a walled garden. Each summer, it is host to the Lambeth Country Show, as well as an array of music festivals.

Pullman Court is located approximately 600 metres from Streatham Hill railway station, where regular trains run to Victoria with a journey time of around 17 minutes. The nearest tube station is Brixton (Victoria Line) and is easily reached by a number of buses. Streatham Hill is served by particularly good bus links, with Peckham and Dulwich within easy reach. It is also well-placed for road access to the South.

Tenure: Leasehold Lease Length: approx. 168 years remaining Service Charge: approx. £2,300 per annum Council Tax Band: B

THE MODERN HOUSE



About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.