

THE MODERN HOUSE



Wavertree Road, London SW2
Sold

Wavertree Court II

Set on the second floor of a striking 1930s block designed by architect Frank Harrington is this fantastic one-bedroom apartment. A pared-back aesthetic prevails inside, highlighting original features carefully preserved and retained throughout, including large Crittall bay windows, cast-iron radiators and restored floorboards. Set in extensive communal gardens, it is set on an estate excellently located between Brixton and Streatham, with Brockwell Park and Tooting Commons both within walking distance.

The Building

Wavertree Court was built in 1933 to a design by Frank Harrington, who was behind several other Art Deco buildings in the then-leafy suburb of Streatham. The estate comprises three white-rendered blocks arranged around beautifully maintained communal gardens. The exterior profile is characterised by Dutch-inspired mansard roofs and dormer windows, distinguishing details from Harrington's designs along Streatham High Road.

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The Tour

The apartment is favourably positioned within the eastern block of the estate. Main access is through a gate on Wavertree Road, which opens onto a paved stone footpath leading through the immaculately maintained communal gardens. There is alternative access from the eastern side of the block. An internal stairwell with original wooden handrails ascends to the apartment on the second floor. Inside, sensitively restored original floorboards create a gentle tactility against a pared-back aesthetic. The walls have been painted an ecru colour to enhance the sense of light and volume throughout.

The front door opens onto a small hallway that leads into a wonderfully bright living room where beautiful features, including picture rails, brass door handles and a cast-iron radiator, further reveal the building's Art Deco origins. An unusually wide bay window spans the west elevation, inviting an excellent quality of light into the space.

The integrated kitchen sits adjacent to the front door, neatly configured in an L-shape. The sage green walls echo views of the communal garden care of a large Crittall window that sits above the ceramic sink. A solid timber worktop is set between a white square tiled splashback and extensive cabinetry.

The same original features continue in a spacious double bedroom that occupies the opposite end of the plan. An en suite with a walk-in shower sits off here, where grey ceramic tiling is illuminated by soft natural light that filters in through two Crittall windows.

Outdoor Space

All residents of Wavertree Court enjoy the use of communal gardens between each of the blocks. These tranquil gardens include water features and sections of lawn bordered by topiary hedges and beds awash with swathes of shrubs and roses.

Area Guide

Wavertree Court is a short bus or cycle from Brixton, 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.

Streatham is close by, where there is an array of independent cafes, restaurants and shops on Streatham Hill, just round the corner from Palace Road: Batch & Co Coffee, Cornercopia Store, Streatham Wine House and Art & Craft, which has a wide selection of craft beers from London breweries and further afield.

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The green expanse of Brockwell Park is a 20-minute walk away; Brockwell Park is one of London's best and has a popular lido with a 50-metre pool along with a Grade II-listed art deco pavilion. There is a café, tennis courts and a walled garden, and each summer, it is host to the Lambeth Country Show, as well as an array of music festivals.

Regular bus services just around the corner run to Brixton station (Victoria line) in approximately 12 minutes (Victoria line). Wavertree Court is a five-minute walk from Streatham Hill railway station, where regular trains run to Victoria with a journey time of around 17 minutes.

Tenure: Leasehold Length of Lease: approx. 127 remaining
Service Charge: approx. £4,044 per annum (includes heating, hot water and sinking fund) Council Tax Band: B

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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”.