

THE MODERN HOUSE



Broadlands Avenue, London SW16
Sold

Broadlands Mansions

Positioned in a wonderful Art Deco mansion block in Streatham, south London, this three-bedroom apartment uses a sensitive combination of muted pastel colours to create a home that is at once calm and welcoming. The apartment is situated on the top floor and receives a wonderful light throughout the day, which illuminates original features, including oak parquet flooring; harmonious contemporary flourishes have been carefully added. Residents have access to a communal garden, while the larger green spaces of Tooting Bec Common and Streatham Common are a short walk away.

The Building

Broadlands Mansions is a purpose-built block dating from circa 1930. The front is built in stock brick with red brick dressings, while the façade of the upper part is broken by simplified, full-height, rusticated red brick pilasters and a plain cornice. The communal areas of the building are impeccably maintained and retain original features, including glass-paned doors and dark oak bannisters.

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The Tour

Broadlands Mansions is accessed via a secure gated entrance on Broadlands Avenue, which runs adjacent to the lively Streatham High Road. Steps ascend to a raised walkway, with the handsome building of Broadlands Mansions rising up on the right-hand side in dark brickwork. The communal garden lies slightly lowered on the opposite side of the walkway.

Stairs ascend to the top floor, where this apartment's front door opens to a welcoming entrance hall. The original oak parquet flooring has been impeccably maintained, flowing across the generous space and into the main living areas. There are two generous built-in cupboards for storage, plus an open shelf that extends around the upper level of the hall.

The open-plan living and dining room lie at the rear of the plan. With neutral beige walls and herringbone parquet floors, the space harks to the building's late-Edwardian origins while creating a versatile canvas for future decorative choices. A handsome fireplace with glazed tiles in a smart navy provides the focal point, adding texture to the room. The large windows have recently been triple-glazed to ensure excellent levels of sound insulation.

In a similarly sympathetic style, the kitchen retains its original terracotta tiled floors. Wooden worktops wrap around the room in a U-shape, culminating at a stainless steel sink positioned below a window that frames wonderful views of the gardens below. White cabinetry with a gloss finish conceals ample storage space.

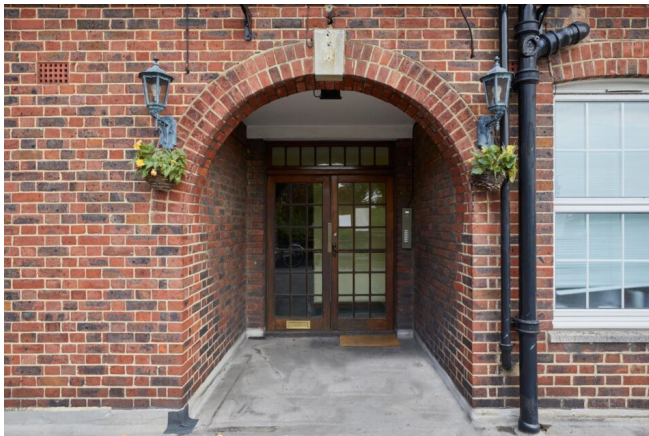
The main bedroom has been painted a gentle peach tone, creating a softness to the space that engenders a thoroughly serene atmosphere. A large window frames views through the building's original brick archway towards the garden below; in the evenings, the sun can be seen setting under the curve of the arch. There is a fireplace clad in a vibrant combination of purple and green tiles, while original floorboards run underfoot.

The other two bedrooms employ a similar pastel palette, with one painted a light blue and the other in a soft pink. Both rooms have fireplaces, one of which is clad with striking glazed tiles that add a dash of texture against the soft colours elsewhere. The bathroom has been decorated using a simple combination of grey porcelain tiles. There is a built-in bath and frosted windows for privacy.

Outdoor Space

The apartment has access to a large communal garden, which is surrounded by beautiful mature trees and bushes. The space receives an excellent quality of light throughout the day and makes a thoroughly peaceful spot for relaxing or dining outside.

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The Area

Broadlands Mansions is around a 15-minute walk from Tooting Bec Common, with its sports pitches, lido, cafes and lakes. Lively local, The Rose and Crown sits at the edge of the common. The apartment is also a 20-minute walk from Streatham Common. The shallow sloping lower half of the common is mostly mowed grass, and the upper half is mainly woodland with some small areas of gorse scrub and grassland.

Nearby is Brickwood Coffee & Bread and Blackbird bakery for good coffee and pastries, while slightly further afield, Streatham Wine House has lovely natural wine. Just the other side of Streatham station, there is a weekly market on Babington Plaza.

Tooting Bec is a short walk from the apartment and has a wide range of cafes and restaurants, including Green Monkey, Walker Wyatt Coffee, Communion Coffee and Rosmarino.

Streatham Hill station is a two-minute walk away. Direct trains to London Bridge take around 36 minutes, with services to Victoria taking around 16 minutes. Streatham Station is around 15 minutes away, where Southern and Thameslink services go north to Luton and Bedford via Blackfriars, the City and Farringdon, and south to Wimbledon; services to Blackfriars and Farringdon take around 21 minutes and 25 minutes, respectively. Regular buses run along Streatham High Road to Brixton for connections to the Victoria Line.

Tenure: Share of Freehold Lease Length: approx. 81 years remaining Service Charge: approx. £1,572 per annum Council Tax Band: C

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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”.