

# THE MODERN HOUSE



*Streatham Hill, London SW2*  
*Sold*

## Pullman Court IX

This beautifully presented two-bedroom flat, with exceptional views, is located on the top floor of Pullman Court, a seminal Grade II\*-listed building in Streatham Hill. Designed by Frederick Gibberd in 1933 and lauded for its exceptional contribution to flat design this impressive development is one of the finest examples of modern movement housing.

The apartment is arguably positioned in one the best blocks in the development with the flat facing east, overlooking a protected green space. It retains many of the defining features that have earned Pullman Court its reputation with enthusiasts of Modernist architecture, including its joinery, steel door frames and stripped Crittal windows. Considered contemporary touches result in a bright and airy feel throughout.

An abundance of light floods the entire apartment and numerous large double glazed windows offer spectacular views facing the city and Canary Wharf. At the front and to the left of the plan the living area is accessed by two original double doors and is generously sized.

+44 (0)20 3795 5920  
themodernhouse.com  
info@themodernhouse.com

# THE MODERN HOUSE



## Pullman Court IX

There are two double bedrooms and a wide hallway, with plenty of storage. Oak herringbone parquet has been laid throughout and chimes with the expansiveness of the apartment. The galley kitchen has been carefully modernised with quartz worktops and integrated appliances including a dishwasher, washing machine, fridge-freezer, electric oven and induction hob. A new bathroom has been fitted with the same palette of Carrara marble, white mosaic and matt black brassware. Central heating has been installed by the current owner. The external walls and roof have also been recently updated with improved insulation.



Pullman Court was originally designed to resemble an ocean-liner composed of a number of blocks of varying heights along an east-west axis, around several large and graceful trees. It was intended to appeal to young professionals (each flat came with a wireless, a gas fire and an ice box built in) who wanted a “country retreat” out of the smog. Today there is an active residents’ committee at Pullman Court; many of the people who live there are genuinely passionate about the building, and this helps form a focus for the community. There are lovely, well-kept communal gardens, including two lawns which are gated and separate from the main road.

Many of the other great communal facilities that Gibberd foresaw for Pullman Court remain. There is a staffed full-service laundry, residents’ parking and secure bicycle storage in the estate, and also new fibre-optic broadband throughout. The bright common areas and original lifts are well maintained, with lovely details such as chrome door furniture. There is also a house manager whose office is located in this block.

Nearby are the open spaces of Brockwell Park and Tooting Common. Palace Road Nature Garden and Hillside Park Gardens are also both five minutes away. 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.

Pullman Court is located approximately 600m from Streatham Hill railway station, from which regular trains run to Victoria with a journey time of around 17 minutes. The nearest Tube station is Brixton (Victoria Line). Streatham Hill is served by particularly good bus links, and is well placed for road access to the South.

Tenure: Leasehold Lease Length: approx. 81 years (A lease extension to 170 years is in progress) Service Charge: approx. £2,400 per annum Ground Rent: approx. £20 per annum



*London, South London  
Sold*

# 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”.