

THE MODERN HOUSE



Streatham Hill, London SW2
£410,000 Leasehold

Pullman Court XV

Set in a corner position in Frederick Gibberds' Grade II*-listed Pullman Court on Streatham Hill is this beautiful two-bedroom apartment. Defined by its wonderful views, the apartment is a vantage point over the green walkways and sleek lines of the estate, while stripped Crittall windows frame far-reaching vistas of the city beyond. Preserved in exceptional condition, the apartment bears many of the hallmarks of the original design, its pared-back aesthetic allowing light to take centre stage.

The Building

Built between 1933 and 1935, Pullman Court was designed to resemble an ocean liner, with the original render for the estate a mix of pastel pink, cream, brown and blue. The development comprises several blocks of varying heights along an east-west axis; 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.

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The Tour

This apartment is set in arguably the best block at Pullman Court. Situated at the rear of the site, away from the road, it is approached through the well-maintained communal entranceway. A lift runs from the lobby to the sixth floor.

The apartment's front door opens to a wide entrance hall, filled with light care of the double-glazed doors to the adjacent living room. The views over London from here are spectacular, particularly from the impressive corner window. Painted concrete floors and stripped Crittall windows come together to celebrate the bones of the building.

With its built-in cupboards, the long hallway connects to the rest of the rooms, running through the apartment like a spine. The recently renovated kitchen and bathroom sit at the centre of the plan, with the two bedrooms at the far end. Each room has outlooks over the estate and the wide London skyline in the distance.

The apartment has a garage en bloc and residents' parking on the estate.

The Area

There is an array of independent cafés, 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 Marché building that now houses collaborative workspaces, a Pure Vinyl record shop, a community post office and Canova Hall, a 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 nearby. Brockwell Park is one of London's best and has a lido, built a year after Pullman Court, a 50-m pool, a Grade II-listed art deco pavilion, a café, 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 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), which is easily reached by a number of buses. Streatham Hill is served by excellent bus links, with Peckham and Dulwich within easy reach. It is also well-placed for road access to the South.



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Tenure: Leasehold Lease Length: Approx. 168 years remaining (expires 24 December 2191) Service Charge: Approx. £2,240 per annum (contributes to a sinking fund of approx. £612.95) Ground Rent: Approx. £20 per annum



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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”.