

# THE MODERN HOUSE



*Streatham Hill, London SW2*  
*£425,000 Leasehold*

## Wavertree Court III

The iconic Wavertree Court is a beautifully preserved example of art deco design located between Brixton and Streatham in south London. Built in 1933, the Dutch-inspired apartment buildings are surrounded by rose-filled communal gardens. This two-bedroom flat, perched on the top floor, is set within an elegant and expansive mansard roof. The subject of an exacting renovation, the apartment has been thoughtfully updated while preserving its 1930s character.

### *The Building*

Wavertree Court was built to a design by Frank Harrington, who was responsible for several art deco buildings in leafy Streatham. It's made up of three blocks, with a white-rendered frontage and Crittall casement windows. Surrounding communal gardens provide an oasis of calm. Unlike Harrington's other buildings, Wavertree Court is shaped by its unique Dutch architectural influence, with mansard roofs, dormer windows and return gable ends.

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### *The Tour*

This block's recently upgraded hallway is a particularly smart example, with lovely wooden handrails guiding up its staircases.

The apartment's top-floor position gives a sense of retreat from the city, only furthered by its lofty views over the gardens below. It has been restored to a high standard that has maintained the integrity of its 1930s design; preserved features include Crittall windows, picture rails, cast iron radiators and beautifully aged brass door handles. Well-considered modern additions, like energy-saving secondary window glazing, have been thoughtfully integrated.

A central entrance hallway separates the living spaces, to the left of the plan, and the bedrooms on the right, with warm-hued stripped floorboards throughout. The apartment's living room is centred around a simple fireplace, with a large dormer window that frames wide views. The kitchen is fitted with oak worktops and sleek cabinetry; natural light pours into the space through an expansive window.

Both bedrooms look out to the quiet communal gardens and the larger of the two has an east-facing window that draws in the morning sun. Within the white-tiled bathroom is a bath, an overhead shower, a basin and a WC.

### *Outdoor Space*

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

### *The Area*

Wavertree Court is a short bus or cycle from Brixton, a lively area known for its excellent food and bar scene. Local haunts include Brixton Village, Market Row and Acre Lane. The Ritzy Cinema and Electric Brixton are much-loved institutions. The Department Store (an 1876 Bon Marche building grandly renovated by Squire & Partners) houses collaborative workspaces alongside independently owned shops like Pure Vinyl, and Canova Hall workspace, restaurant and bar.

Streatham is close by, where independent cafés, restaurants and shops are abundant on Streatham Hill. Batch & Co Coffee is opposite Wavertree Court, with Cornercopia Store, Streatham Wine House and Art & Craft for a wide selection of craft beers from London breweries all a short stroll away.

The green expanse of Brockwell Park is a 20-minute walk away. One of London's best parks, it 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.



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Regular bus services 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 Lease Length: Approx. 127 years remaining Ground Rent: Approx. £150 per annum Service Charge: Approx. £4,800 per annum. (Inc. heating and hot water, sinking fund, building insurance, freeholders' administration or management charges, cleaning services, repairs to shared areas and the outside of the building, concierge or caretaker, and the communal garden) 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”.