

THE MODERN HOUSE



Streatham Hill, London SW2
Sold

Wavertree Court

Wavertree Court was built in 1933 to a design by Frank Harrington, who built a number of other Art Deco buildings in the then leafy suburb of Streatham. This two-bedroom flat sits in the eaves of the building, and has been lovingly restored by its current owner in keeping with the building's aesthetic, with Crittal windows, picture rails and excellent brass door handles.

The white-rendered blocks that comprise Wavertree Court are arranged around well-maintained communal gardens that are an oasis of calm in the middle of the city. The buildings have dutch-inspired mansard roofs and dormer windows that are in contrast with Harrington's other brick buildings along Streatham High Road that represent the rapid expansion of the city in the early 20th Century. This building is particularly smart with lovely wooden handrails running up the recently-upgraded communal hallways. This flat is well-positioned on the top floor, to provide a sense of retreat from the city, and has a dual aspect to allow views over the gardens.

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Inside the apartment a central entrance hall leads to the living spaces on the left and the bedrooms on the right. There are wonderful original details throughout such as cast-iron radiators, and well-considered new additions. Warm-hued stripped floorboards run underfoot. The kitchen is fitted with oak worktops and minimal cabinetry. The living room has a large dormer window that allows wide views and is centred around the fireplace.

The two bedrooms both look to the quiet communal gardens, and the larger has a large east-facing window that draws in the morning sun. The current architect-owner has upgraded the flat to an exacting standard, and in doing so has ensured it remains true to the building's smart 1930s sensibilities.

Wavertree Court is located approximately 200 metres from Streatham Hill railway station, from where regular trains run to Victoria with a journey time of around 17 minutes. The nearest Tube station is Brixton (Victoria Line) and is easily reached by a number of buses. Streatham Hill is served by particularly good bus links, with Peckham and Dulwich within easy reach. It is also well-placed for road access to the South. Wavertree Court is equidistant from the open spaces of Brockwell Park and Tooting Bec Common. Streatham Hill is lined with restaurants and shops, with Batch & Co opposite being particularly good for coffee and natural foods.

Tenure: Leasehold Lease Length: 110 years remaining
Ground Rent: approx. £70 per annum Parking: None
Council Tax Band: C Service Charge: approx. £2,450 per annum. The charge includes heating and hot water and covers buildings insurance, freeholders' administration or management charges, cleaning services, repairs to shared areas and the outside of the building, concierge or caretaker and communal garden maintenance. There is additional provision for a sinking fund that is currently £1,000 per annum.

*London, South London
Sold*

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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”.