

Dumbarton Court, SW2



Brixton Hill, London
Leasehold
£320,000

‘As soon as I saw the balcony and view over London, I didn’t need to see the rest, I knew this would be my home. The room faces West so you see the full sunset from the balcony, and the sun goes down right between the two high rise buildings opposite.’

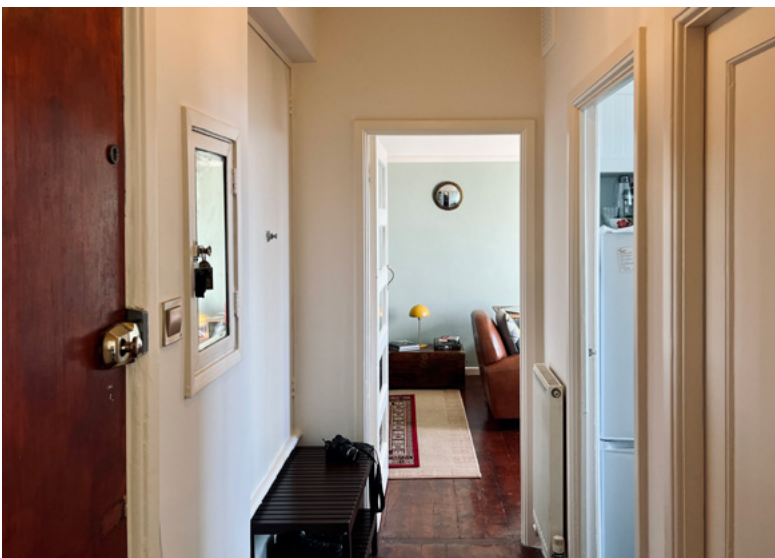


Summary

A lofty one-bedroom balcony flat in the heart of Brixton, and situated on the top floor of Dumbarton Court, a modernist Art Deco building built to a design by Architects Couch & Coupland in 1939. Each room has views extending over Clapham, Battersea and Chelsea beyond, culminating in the private balcony which extends the length of the lounge, and faces West to present a full sunset each evening.

Dumbarton Court sits on Brixton Hill, within the Rush Common and Brixton Hill Conservation Area. Recent refurbishments, including maintenance of the roof and new windows, have ensured that the building's facade retains its aesthetic intentions, whilst internally new communal fire doors have been fitted. A communal lift services each floor of the building, whilst a large central communal car park provides car and bicycle parking for residents, as well as the occasional community event on the roof.

Crucially, 100% full fibre broadband is now available to the flat, through Community Fibre.





House Tour

Take either the communal staircase with its duck-egg blue detail, or the central lift to the top floor of the building and the front door of the home.

Inside there is a spacious corridor with each room leading off from it; the bedroom at the far end to the right, the bathroom and kitchen in the centre, and the lounge/dining area and balcony at the opposing end on the left. There is a large storage cupboard for coats and other items, and ample room for a shoe rack below.

Each room, as well as having the original floorboards, has far reaching views over West London, which are reflected in the full length built in wardrobes with their mirrored doors in the double bedroom. Next door is the bathroom, with its own crittall style window, shower, bath and toilet.

The kitchen and utilities are next-door to the lounge/dining area for ease, and again have wonderful views through crittall style windows as well as all the usual and necessary kitchen appliances.

The lounge/dining area is a lovely bright room that looks out over the balcony, which both have the benefit of a full sunset each evening. The room is large enough to be multi-functioning, with the possibility of a lounge, dining area and space for a desk for remote working.



Connectivity & Local delights

The flat is incredibly well connected to Brixton, Clapham and the centre of London. It is within a 20 minute walk to the centre of Brixton which includes the Victoria line tube station (Zone 2), to Clapham Common and Clapham South which are both serviced by the Northern line tube, and to Brockwell Park and Herne Hill beyond which is serviced by the Overground line.

Brixton is well known for its energetic food, culture and bar scene, with Brixton Village, Market Row and Acre Lane being particularly notable destinations. The O2 Academy Brixton, Phonox and Electric Brixton all offer an amazing host of live music acts, whilst the restored 1911 Ritzy Cinema is a much loved institution for film fans. Recently opened is The Department Store, a grand building renovated by architects Squire & Partners to create a series of collaborative workspaces, and a hub of creative, retail and community uses. Its beautiful green cupola can be seen from the balcony of the flat.

Clapham is also known for its wealth of pubs and bars, with Venn street and the surrounding area being of particular note. Clapham Common is a 220 acre park with three ponds, and the largest bandstand in Greater London. There are a number of sports pitches including football, netball, basketball and cricket.

Herne Hill and Brockwell Park provide a lovely Sunday setting, with a local market running through the pedestrianised high street, local cafes serving coffee and brunch, and community sports activities taking place in the park. In the corner of the park is Brockwell Lido for outdoor community swimming, as well as a gym and cafe.