

THE MODERN HOUSE



Brixton Hill, London SW2
Sold

Dumbarton Court II

Positioned on the fourth floor of Dumbarton Court in Brixton, south London, this two-bedroom apartment is characterised by wonderfully bright interior spaces. Dumbarton Court is a smart modernist building built to a design by Couch & Coupland in 1939, which retains many original features, including curved glazing on the balconies, refurbished Crittall windows and steel staircases in the communal areas. This apartment has a beautiful south-facing balcony and far-reaching views across London through its north-facing windows.

The Building

Dumbarton Court lies on Brixton Hill, inside the Rush Common and Brixton Hill Conservation Area. The building bears the hallmarks of 1930s design with wonderfully curved white balconies, Crittall windows, and duck-egg blue details in the communal areas. A recent and well-conceived refurbishment ensured that the façade of the building retains its original stature, with new steel-framed Crittall windows.

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The Tour

Lying on the fourth floor, the apartment can be accessed by both a lift and stairs. The communal areas retain their '30s features, with splatter-paint effect walls and steel staircases. The block itself is positioned in the corner of the collection of buildings, ensuring it feels supremely peaceful and tucked away.

The front door opens into a large hallway, where the original pine floorboards have been stripped and carefully varnished to emphasise their beautiful grain. These run throughout the apartment, apart from in the second bedroom, where they have been left completely exposed. Original Crittall windows also feature throughout and have been refurbished and double-glazed.

The main living area is a wonderfully bright space with direct access to the south-facing balcony through a large glazed door. White walls and original pine floorboards create a simple backdrop for a variety of possible decorative choices; there is ample room for separate living and dining areas. A sense of serenity reigns, care of the apartment's elevated situation and peaceful position in the corner of the block.

The kitchen retains several original details, including a smart green and cream tiled splashback. The current owners have added sympathetic details, such as painting the cabinetry a muted light green that works in harmony with the tiles. Worktops are solid oak, and there is ample storage concealed in the cabinetry as well as in open shelving along one wall; an original flip-up table is positioned below. Built-in appliances include an oven, hob and a fridge/freezer.

Both bedrooms are beautifully bright spaces with expansive views over London. The views from the full-width window in the main room are particularly spectacular, extending from Wembley to the north, across the City skyline and towards Canary Wharf in the east. The same exposed floorboards feature in the main bedroom, creating a sense of continuity between the spaces. There is also a bathroom with a built-in bath and a monochrome-tiled surround.

Outdoor Space

The south-facing balcony makes a wonderful suntrap, receiving copious amounts of sunshine throughout the day. There is space for a table and two chairs, with planters arranged around the edges. The area is enclosed by original curved glass partitions and looks over a peaceful street below.

The Area

Dumbarton Court is a 20-minute walk from the heart of Brixton, known for its excellent food and bar scene. Nearby neighbourhood favourites include Stir Coffee and F.Mondays, Pizza Brixton and The White Horse. The Ritz Cinema, Electric Brixton and Brixton O2 Academy are also much-loved local institutions.

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Brockwell Park is a 15-minute walk away and one of London's most popular green spaces. It has a lido, a 50-metre pool, a Grade II-listed art deco pavilion, a cafe, tennis courts, and a walled garden. Each summer, it hosts the Lambeth Country Show and an array of music festivals. Nearby Railton Road has an array of shops and cafes, including the Blackbird Bakery, Jo's House, and Herne Hill Books.

Clapham North and Clapham Old Town are also close by, with a range of independent shops, galleries, restaurants, and cafes all within walking distance. Particular favourites include the Michelin-starred restaurant Trinity, The Bobbin gastro-pub and Clapham Picture House. Clapham Common is around a 20-minute walk away, with a wide range of bars and restaurants.

Brixton Station has Victoria Line Underground services, while Clapham Common runs trains on both branches of the Northern Line. The Overground can also be found at Herne Hill, Streatham and Balham. There are excellent bus connections and cycle routes along Brixton Hill.

Tenure: Leasehold Lease Length: approx. 90 years remaining Service Charge: approx. £1,200 per annum Ground Rent: approx. £10 per annum Council Tax Band: B

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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”.