

St Matthews Road, SW2



Brixton, London
Leasehold
£410,000

'You can sit in the lounge and gaze at the trees and greenery, you can see what's going on on the street outside, and then you can do the dishes whilst watching the sunset - the triple aspect of this home is such a joy.'

BO SQ



Summary

This three-bedroom flat on Effra Road in Brixton was designed in the 1950's, and purpose built in the 1960's by Lambeth Council during the huge post-war drive to build more homes.

The block itself sits within Rush Common, a valuable and protected green corridor running from Brixton to Streatham. There are plans to gather the rainwater from the top of the block and create ponds in the front gardens, as part of the Mayor of London 'Bee Roads' initiative that will create a series of roadside habitats for wildlife. Once the ponds are made, they can be viewed and enjoyed from the private balcony, accessible through the main lounge space.

Internally, there is evidence of the distinct 1960's style and generous storage space that was prioritised in council flats at the time, with a lovely blue shade appearing frequently throughout the flat. It's minimal and clean, but with a fireplace and ceramic tiles that feel homely and cosy.



House Tour

The 3 bedroom flat is situated at the end of a balcony corridor on the 5th floor. Immediately through the front door is a spacious entrance hall, with three cupboards and a handy tiled shelf that was once the roof of the coal store for the fireplace in the lounge, giving a great sense of history.

The internal corridor runs perpendicular to the entrance, to the left is the lounge and kitchen, and to the right are the three bedrooms, shower room and WC.

The lounge sits at the front of the block, with views overlooking the large front garden and East London beyond. The door in the far right corner leads to the private balcony where there is room for a table and chair to enjoy a morning coffee. At the back of the lounge is the door to the kitchen, which faces West to enjoy the sunset.

Down the corridor and quietly separated by the entrance hallway are two double bedrooms and a single bedroom. There is a shower room and separate WC, which could easily be joined together by carrying out some minor works, and has been done in other flats in this block.





Garden

The front of the block enjoys a vast green space, shaded and protected by tall trees that give a sense of privacy and country living. The garden is protected from development as it's Rush Common land, so it is guaranteed to remain a green oasis as well as benefiting from the aforementioned Mayor of London 'Bee Roads' initiative.



At the back of the block, the council are installing bike cages for residents, and they have planning permission to pedestrianise the road to make for a quieter and safer environment.



Connectivity & Amenities

The house is incredibly well connected to the centre of London. It is a five minute walk from central Brixton, which is serviced by the Victoria line (Zone 2) and many bus routes.

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.

The flat is also just a 10 minute walk from Brockwell Park and a further 5 minutes to Herne Hill beyond. 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.

