

INIGO



Cameford Court

NEW PARK ROAD, LONDON SW2

£375,000 LEASEHOLD

Positioned in the triangle between Streatham, Clapham and Brixton, this beautiful art deco building is home to a considered two-bedroom apartment. Built in 1928, Cameford Court extends in a wide U-shape that surrounds a charming communal lawn. This apartment lies at the rear of the building and has had its original features carefully preserved, with some thoughtful contemporary interventions updating it for easy modern living.

Setting the Scene

Originally a part of Surrey, Streatham transitioned into a suburb of London during the mid-19th century. With the railway station opening in 1856, Streatham became a part of the ever-expanding train network, connecting the city to the newly developed suburbs. It became an appealing spot for city workers, with the later additions of retail centres, glamorous theatres, dance halls and cinemas (many in the distinct early 20th-century style) making it even more widely attractive. Housing stock was developed as a result to accommodate this growing population.

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Cameford Court was built in 1928. Long strips of Crittall windows define its front façade, while mature shrubs and flowers characterise the pretty communal gardens in front of the building.

The Grand Tour

Cameford Court exhibits the hallmarks of art deco design, its façade characterised by strips of Crittall-style glazing (recently updated to ensure energy efficiency) and handsome brickwork. A generous lawn stretches in front of the building, providing a lovely spot for residents to convene, socialise and relax in warmer months.

This apartment lies on the first floor, in a supremely peaceful spot. Throughout, the original pine doors and floorboards have been carefully preserved, retaining a characterful early-20th-century atmosphere. The hallway is home to a bathroom which has its original enamel bath and pull-light cord; white tiles and a blue-painted wall complete the sympathetic scheme.

The main living room is brilliantly bright, with generous windows stretching the width of the room that welcome light in and frame views across the lawn below. The focal point of the room is arguably the original art deco fireplace, decorated in playful tiles that add a dash of colour to the plan. The original coved ceiling gently curves above the space, creating soft architectural lines and a calm, pared-back appeal. There is ample room for separate living and dining areas here. The separate kitchen has walls painted in varying shades of green.

The apartment has two tranquil double bedrooms, one of which is currently also used as an office. Both have wool carpets and a blue and green-painted feature wall respectively.

Out and About

Cameford Court is excellently located for Clapham, Streatham, Balham, Brixton and Herne Hill; all are within a 15-20 minute walk. Clapham Common, Tooting Bec Common, Herne Hill and Brockwell Park are all within easy reach, providing beautiful green space for runs, walks and strolls. Hyde Farm Coffee, at the top of Tooting Bec Common, is great for coffee and pastries.

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For more brilliant food, there is the much-loved Tagine in Balham – a BYOB Moroccan restaurant – with cocktails available at Betto, just next door. Ghanaian restaurant Asafo also comes recommended. On the same street as Cameford Court is Bombay Kitchen for Indian, and the Hand in Hand pub, which offers traditional London pub fare. Other favourite spots include Naughty Piglets in Herne Hill and Rice Republic in Streatham.

Brixton Village is a 10-minute bus journey away, with a host of food and drink available and many greengrocers, fishmongers, and so on. There are also many great restaurants including Cantonese Three Uncles and West African Chishuru. The shops and restaurants of Abbeville Village are also nearby.

New Park Road is on the Balham/Brixton Hill borders and as such is well-placed for access to both the Northern line and Victoria line as well as Streatham Hill and Balham Overground stations.

Tenure: Leasehold

Lease Length: approx. 138 years remaining

Service Charge: approx. £2,280 per annum

Council Tax Band: C

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.