

INIGO



Hubert Grove

LONDON SW9

SOLD

This handsome four double-bedroom house on Hubert Grove is in the middle of a wonderful Victorian terrace just behind the Stockwell Green conservation area. Period proportions define the colourful interiors, where a playful palette brings a contemporary touch to the original features, such as detailed cornicing and impressive fireplaces. A recent extension adds plenty of extra entertaining space at the back of the house and leads to a bright and secluded south-facing garden chock full of mature shrubs and greenery.

Setting the Scene

Hubert Grove is a leafy tree-lined street nestled in the heart of the Stockwell 'triangle', less than 15 minute's walk from the centres of Stockwell, Brixton and Clapham. The houses on the road are built from yellow stock brick and have segmental red brick arches, decorative trims and large bay windows. Behind a charming low wrought-iron gate, a black-and-white chequerboard tiled path leads to a deep green front door decorated with a generous transom light above.

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The Grand Tour

Entry is to the hallway, where the walls are two-toned, in deep, earth hues, punctuated by original dado rail detailing. At the front of the plan is a sitting room, a calm space finished in chalky shades of pistachio and cream with a large bay window that overlooks Hubert Grove. The ceiling is painted in a deep green, adding dramatic contrast to the pastel walls; this is complemented by the black window reveal and matching double doors, creating a clever sense of cohesion. New wainscoting has been added to the walls, enhancing the original ceiling rose and detailed cornicing that runs the room's perimeter. A cast-iron fireplace surrounded by a painted mantel with corbels creates a focal point, and the original floorboards have been sanded and oiled, adding warmth.

Original double doors open into the adjoining living room, where two bookshelves flank a second fireplace with a lovely patina that will naturally develop over time. The colour scheme, original detailed cornicing and ceiling rose also feature in this second living room. There is also an in-built laundry and storage area, as well as a WC on this floor; hidden behind a bespoke secret door that also acts as a column of bookshelves.

The kitchen is set into the extension at the back of the plan. Here, dark-stained engineered oak floorboards with underfloor heating blend naturally with the existing floors. An incredible quality of light is drawn in from the full-height, south-facing Crittall windows framing views to the verdant trellised garden beyond. Velux skylights run along the side return, casting a warm glow over the pastel pink walls painted in 'Setting Plaster' by Farrow & Ball. Grey-blue DeVol cabinetry and a matching island contrast pleasingly with the walls and offer ample storage. A large ceramic sink, surrounded by the honed black granite counter top, both also by DeVol, are lit by natural light from overhead. A Smeg range oven is nestled within a cosy nook, with a splashback lined with emerald green hand-fired tiles adding a playful pop of colour.

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A flight of stairs with original teak bannisters ascends to the first floor. The stairs are dressed with a smart sisal Roger Oates runner in deep red tones, which complement the wall colour and the red brick exterior of the house. The wonderfully proportioned main bedroom is set at the front of the plan, with a further large bay window overlooking the street. Painted an enveloping green, 'Hunter Dunn' by Paint & Paper Library, the room feels secluded and comforting. A pair of built-in, one-of-a-kind wardrobes with beautifully intricate inlay panels, which originally formed part of an antique room divider, are nested between the cast-iron fireplace and mantel. Two other bedrooms can be found on the first floor; both are decorated in neutral tones, each with bespoke built-in storage and views over the garden. The sunny third bedroom is on the second floor, painted in matching, calming hues; the space is again connected to nature with views over the garden.

A bathroom is set on the first floor. Here, a frosted sash window illuminates the space, allowing light to pour over the deep orange walls. This warming colour is punctuated by black fittings, a contrasting vanity, and a hand-painted porcelain sink. On the second floor, a separate large family bathroom is painted deep green and has a bath with an overhead shower, with the surrounding walls clad in green and white Bert and May tiles.

Beneath the house is a tanked cellar with generous storage space.

The Great Outdoors

Crittall doors open from the dining area to a paved south-facing garden landscaped with mature shrubbery, herbs and climbing vines that stay evergreen year-round. In the middle of the garden is an iron trellis, with vines that clamber up its four corners, its crown draped with young tendrils. Beneath is the perfect spot for alfresco dining and entertaining in warmer months, when scents from the herbs and climbing jasmine fill the garden.

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Out and About

Hubert Grove is a tranquil residential street adjacent to the Stockwell Green Conservation area. It lies at the heart of the Stockwell 'triangle', less than 15 minutes walking distance to the centres of Stockwell, Brixton and Clapham. The area is wonderfully served, with nearby Brixton known for its excellent food and bar scene within easy reach, where Brixton Village, Market Row and Acre Lane are all highly recommended destinations. The Ritzy Cinema, Electric Brixton and Brixton O2 Academy are much-loved local institutions, and there are also regular farmer's markets in Brixton and nearby Oval. It is also within easy walking distance of Clapham Old Town, with Venn Street Market and Abbeville Road nearby.

Clapham Common, Battersea Park and Brockwell Lido and Park are all within walking distance. The greenery of Larkhall Park is only a fifteen-minute stroll away.

Clapham North and Stockwell underground stations, as well as Clapham High Street overground station, are all easily reached within 10 minutes. These provide access to the Northern, Victoria and Overground lines, giving excellent reach across London. There are several buses that run into central London along Clapham and Brixton Road, and the house is a two-minute cycle from the Cycle Superhighway 7, which leads directly into the city.

Council Tax Band: F

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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.