

INIGO



Pullens Buildings

PEACOCK STREET, LONDON SE17

SOLD

This charming apartment is located on the first floor of Pullens Buildings in a wonderfully tranquil corner of London. Built in 1890, these elegant tenement blocks are less than a 10-minute walk from the Elephant and Castle and Kennington underground stations. Stretching to over 500 sq ft internally, the apartment has access to a large communal roof terrace with fantastic views of London.

Setting the Scene

The Pullens Estate has a fascinating history, thanks to its visionary builder and developer, James Pullen. Over 15 years, starting from 1886, Pullen acquired the land and meticulously crafted the quiet streets that now form the estate. Today, the area is designated as a conservation area, preserving its serene and peaceful atmosphere amid the hustle and bustle of central London. For more information, please see the History section.

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The Grand Tour

The exterior of the building is built from yellow London stock brick, with two-light, four over four sash windows gracefully adorned with crisp white stucco pediments. Standing tall at four storeys, the building's central entrance has an ornate design with original creamware period tiles in the communal stairwell. Inside the apartment, natural light floods the space throughout the day, thanks to large southwest-facing sash windows at the front and a bank of wood-framed windows at the rear. James Pullen's forward-thinking planning ensured the apartments would be bathed in the long-lasting evening light, making them perfect for working at home.



Upon entering the apartment from the communal staircase, a small hall leads to the light-filled sitting room at the front of the plan. Preserving its original charm, the room has an intact fire breast and grate, complemented by a chic early Victorian marble surround. The woodwork around the sash windows has been meticulously restored and waxed to enhance its natural golden tones. Clever bespoke joinery in the alcoves opposite the fireplace creates extra storage.

A dining room has been thoughtfully arranged to take advantage of the bank of windows at the rear and painted in warm hues of 'Inchyra Blue' by Farrow and Ball, the dining area centres around a 19th-century cast iron fireplace, adding character to the space. Original floorboards run underfoot, and steel column radiators blend harmoniously with the building's traditional aesthetic. A compact yet perfectly designed kitchen is neatly tucked into the back of the space and has Carrara marble countertops. The huge windows bring in natural light, accentuating the early paintwork on exposed bricks, and a limestone-tiled floor adds warmth. A lovely bathroom with a rain shower and concealed storage lies beyond. To the front of the plan, a tranquil bedroom painted in soothing tones of 'Calamine Pink' by Farrow and Ball overlooks the serene yards behind, creating a perfect quiet retreat.

The Great Outdoors

Residents of the building are fortunate to have access to the communal roof terrace, with views across the estate and central London. The stunning vistas include prominent landmarks such as the Shard, the Houses of Parliament, the London Eye, and the Imperial War Museum.

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Out and About

Excellent positioning for access to the green spaces of Kennington Park (Grade II-listed) and Burgess Park, the area abounds with exciting cafes, galleries, shops, restaurants and pubs, including Louie Louie, Hej Cafe, Orbit Brewery, Diogenes the Dog, Theo's Pizza, and The Nunhead Gardener. The creative hub Pullens Yards is moments from the front door, with the lovely JamJar Flowers nearby, as is the new development around Walworth Town Hall and Arts Academy Gallery. Walworth Gardens, an award-winning, organic community garden, is open to all and has been a community asset since the late 80s. City & Guilds of London Art School is within easy reach, with an excellent assortment of independent galleries along Kennington Road.

Since the 1980s, there has been a strong community of residents in Pullens Buildings, who ensured that the estate was recognised and preserved and now work together to maintain the communal facilities. There are two open studios a year in Iliffe and Peacock Yard.

Kennington and Elephant and Castle underground stations are less than a 10-minute walk away, providing access to central London via the Northern and Bakerloo lines, as well as Overground services further afield. The surrounding area is well served by a frequent bus service into the City, the West End and beyond.

Tenure: Leasehold

Lease Length: 104 years approx.

Service Charge: £700 per annum approx.

Ground Rent: £10

Council Tax Band: A

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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.