

INIGO



Pullens Buildings II

PEACOCK STREET, LONDON SE17

SOLD

This light-filled one-bedroom apartment sits on the first floor of the late 19th-century Pullens Building in Walworth, a wonderfully tranquil corner of London. Stretching to some 550 sq ft internally, the interiors have recently been renovated in an elegant and neutral palette. The apartment has access to a large communal roof terrace with fantastic views out across London. Transport connections are excellent, with both Elephant & Castle and Kennington Underground Stations less than a 10-minute walk away.

Setting the Scene

The Pullens Estate has a fascinating history, thanks to its visionary builder and developer, James Pullen. Over the course of 15 years, beginning in 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 with four storeys, the building's central entrance has an ornate design, and there are original creamware period tiles in the communal stairwell ascending to the apartment's entrance.

Entry is to a small hall that leads to the light-filled sitting room at the front of the plan. Preserving its original charm, the space has white-washed walls and floorboards painted 'Studio Green' by Farrow and Ball. Original 19th-century cornicing and architrave sit alongside contemporary interventions such as modern cast iron radiators.



Natural light floods the interiors throughout the day through large sash windows at the front and a bank of broad, timber glazing overlooking an internal courtyard 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 home-working.

A large kitchen and dining space sits towards the rear of the plan, wrapping around the quiet internal courtyard. Sage green wooden kitchen units are topped with pristine white worktops, and there is space for a dining table in the middle of the room. From here, a large bathroom with utility space sits beyond, with a bath, overhead shower, vanity and WC; windows covering the majority of one wall douse the room with natural light.

Situated between the living room and kitchen, a quiet bedroom is the perfect retreat, with an original fireplace and clean, simple finishes.

The Great Outdoors

Residents of the building 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 cafés, galleries, shops, restaurants and pubs, including Hej Cafe, Orbit Brewery, Diogenes the Dog, Theo's Pizza, and The Nunhead Gardener. Pullens Yards, a creative hub, is moments from the front door; the lovely JamJar Flowers is also 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. They ensured that the estate was recognised and preserved and now work together to maintain the communal facilities. The estate has two open studios a year, in Iliffe and Peacock Yard.

Kennington and Elephant and Castle 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: 96 years approx.

Service Charge: £600 per annum approx.

Ground Rent: £20

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.