

# INIGO



## *Rumsey Road*

LONDON SW9

£650,000 LEASEHOLD

This characterful split-level apartment is set on the top two floors of a Victorian maisonette nestled between Stockwell and Brixton. Finished with a sympathetic neutral palette, the well-proportioned interiors are defined by an abundance of built-in storage alongside a combination of original period features and reclaimed materials. The popular restaurants and bars of Brixton are just minutes away.

### *Setting the Scene*

Rumsey Road is a tranquil residential street in the leafy Stockwell Conservation Area, between Stockwell and Brixton. A rare survivor of the bombing raids that so deeply affected the neighbourhood during the Blitz, this storied Victorian house has preserved all of its original 19th-century character. With a stock brick exterior, the façade rises over two storeys and an attic, punctuated by original sash windows and decorative stuccoed detailing.

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### *The Grand Tour*

The house sits back from the street, behind a well-maintained front garden bordered by a fence and leafy hedges. Past the entrance porch and communal stairs, the apartment's private entrance lies on the first floor.

Here, the front door opens to the inviting hall, with racks for hanging coats and bags. Immediately to the right lies the reception area.

The bright kitchen is to the front, where it takes a L-shape and is oriented toward a generous dining area. Expertly crafted ash-wood units have been carefully designed with the keen cook in mind, providing expansive preparation surfaces and abundant storage throughout. A tiled splashback matches the white-painted walls and is paired with open shelving overhead. Appliances include oven, fridge, washing machine and in-built dishwasher.

Dark-toned reclaimed pine floorboards extend underfoot and continue to the airy sitting room, where a large sash window frames tranquil views of the treetops. Here, walls are finished in a vibrant pastel hue, in keeping with the house's period character.

At the far end of the hall is a modestly sized bedroom, with period sashes and space to accommodate a double bed and additional furniture.

The striking staircase has been stripped and restored to its original pine finish. It leads to the first floor, where two, similarly proportioned bedrooms sit beneath the eaves. Defined by mirroring layouts – one facing the front and the other with serene views toward the rear – both rooms are bathed in natural light pouring from expansive skylights above, and are well appointed with white walls and white-washed floorboards.

Also on this floor is a bright shared bathroom with a charming, panelled bathtub and light-toned tiled flooring. Next door is a separate shower room.

The rooms at the rear of the house are oriented toward an open plot owned by the neighbouring paper mill, allowing them to benefit from excellent natural light.

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### *Out and About*

Rumsey Road is a tranquil residential street in the leafy Stockwell Conservation Area, brilliantly positioned between Stockwell and Brixton and well served by public transports.

Known for its excellent food and bar scene, the heart of Brixton is just on the doorstep. Here, Brixton Village, Market Row and Acre Lane are all popular destinations. The Ritzy Cinema, Electric Brixton and Brixton O2 Academy are other much-loved institutions in the area. Another local favourite is The Department Store, a grand renovated 1876 Bon Marche building that now houses collaborative workspaces, a Pure Vinyl record shop, a community Post Office and Canova Hall restaurant and bar.

For green spaces, Max Roach Park is seven minutes away on foot and is home to a children's adventure playground, as well as a nature trail and several zones managed for wildlife. The green expanse of Clapham Common is a leisurely 25-minute walk from the house and one of London's oldest and largest parks.

The area offers excellent schooling opportunities. Stockwell Primary School, St Helen's Catholic Primary School, St Andrew's C of E Primary School are within a short distance from the house. Plenty of well-regarded secondary schools are found in nearby Clapham, Camberwell and Dulwich.

Transport connections are excellent. Stockwell station is around 12 minutes' walk for Victoria and Northern Line services to Oxford Circus, London Bridge, Waterloo and Kings Cross. There are round-the-clock buses that run into central London along Brixton Road. Tenure: 11 years

Lease: Approx. 189 years remaining

Service Charge: Approx. £350 P/A

Ground Rent: Approx. £350 P/A

Council Tax Band: B



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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.