

# INIGO



## *Stockwell Green*

LONDON

SOLD

This exquisite two-bedroom house is tucked away in the Stockwell Conservation Area, a historically significant enclave of south London. The house is Grade II-listed and was built in the mid-19th century as part of a row of stuccoed Regency cottages on one of the finest streets in the area. Restored with painstaking attention to detail throughout, carefully retaining original features, the interiors are characterised by a pared-back colour scheme and an honest material palette. A tranquil garden sits behind the house, while an enclosed courtyard lies at the front.

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### *Setting the Scene*

Stockwell's name originally derives from a wellspring next to a tree stump, which was first recorded in 1197. Its eponymous green formed the focus of this settlement, with a substantial manor house and several public houses. The area was developed mainly in the 18th and 19th centuries, with one of the earliest churches in the borough, Stockwell Congregational Church, built in 1798. The original chapel was re-faced in 1850 and now makes up part of the enclave of houses comprising Stockwell Green. For more information, please see the History section below.

### *The Grand Tour*

The quiet side entrance to the house is accessed by a private road leading to Stockwell Congregational Church. Externally, the house has been repointed, and the stucco finished in beautifully textured untreated lime. The door to the house has been acid washed internally, and the exposed lime-plastered walls are finished in breathable Graphenstone paint. At the front of the plan sits a charming sitting room, with exposed beams overhead and floorboards reclaimed from the Royal Doulton factory, the timber originally used to rest drying china. Open fireplaces, restored sash windows, and cast-iron radiators complement the space.

At the rear of the house is the dining room. Here, a wood-burning stove is nestled in an exposed-brick fireplace, flanked by original storage cupboards; a large sash window has views over the private garden. Leading into the kitchen, a bank of open shelving and antique units sit beneath exposed beams, which rise into the apex of the roof. A butler's sink and a zinc worktop abut a large, picture window which casts light into the space.

At the rear of the ground floor is a large family bathroom where original beams punctuate lime plaster and exposed brickwork on the walls; beautiful, heavy lead lining surrounds the bath. There is also an original cast-iron radiator and a bank of storage to hide all of life's necessities.

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Upstairs, a large primary bedroom overlooks quiet Stockwell Green. Here, wardrobes are made out of stripped wood and an original storage cupboard flanks an exposed fireplace; the current owner's original ceiling rose artwork adds a charming touch. Next door, the second bedroom is a similar size and has been finished with a beautiful lime plaster brick. It has bespoke fitted cabinetry and calming views over the quiet garden.

### *The Great Outdoors*

Externally, the garden is a secluded oasis at the rear of the house. Gravelled pathways flow next to well-established Virginia creepers, grapevines and jasmine, creating a wonderful sense of privacy for a morning coffee or eating alfresco. At the rear of the garden is a deep potting shed, which the current owners have used for storage. An additional side gate leads to the back door entrance via the kitchen. The front courtyard has room for planters.

### *Out and About*

Stockwell Green is one of the most desirable streets in the Stockwell Green Conservation area. The road is a peaceful enclave in Zone Two and is just a short walk from Slade Garden Park. 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.

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

Stockwell Underground station is easily reached, with access to the Northern and Victoria Lines (providing quick access to central London) and connections to the London Overground at Clapham High Street. There are a number of buses that run into central London along Clapham and Brixton Road.

Council Tax Band: D

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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.