

Brixton Local Area Guide

Postcode districts: SW2, SW4, SW9 & SE24.

Location

The Brixton and Clapham postcodes lie within or include part of the following localities: Brixton Hill, Clapham, Clapham Common, Coldharbour, Ferndale, Herne Hill, Larkhall, Oval, Stockwell, Tulse Hill and Vassall.

History:



The area that is now known as Brixton formed following the completion of the Vauxhall Bridge in 1816. This new link to central London meant that Brixton could grow into a residential suburb. In the 1860s, railways and tram links to London began to improve, acting as a further catalyst to development. As it developed, the area turned into a typical middle class suburb, with many large, attractive and consequently expensive homes being built along the main commuter routes. However, by the beginning of the twentieth century the area became more popular with the working class, and many of these large houses became boarding houses

for poor West End Actors, or were converted into flats. After the Second World War, it became popular with immigrants from areas such as the West Indies and Africa, who found temporary accommodation there, became attached to the area and never moved on.

Clapham began to grow as one of London's most popular villages in the seventeenth century. Being located south of the river, it was popular amongst wealthy city dwellers looking for a country retreat, and as a result, many large country houses and villas were built in the area, eventually becoming quite popular among the wealthy merchants who worked in the City of London. By the 18th and 19th centuries, many merchants had built large and gracious houses around Clapham Common. Many of these still exist.

The area has had a number of famous residents, with Samuel Pepys being one of the earliest. Later residents include members of the Clapham Sect (including William Wilberforce), who campaigned for issues such as the abolition of slavery and child labour.

Upon the emergence of the railway systems, Clapham became an ideal suburb for commuters, yet, by the late 19th century, it had lost its aristocratic edge and became a largely working class community.

Present day

With Clapham and Balham as neighbours, Brixton is experiencing the next-to effect, and as a result is considered to be an up and coming area. As one of the more affordable pockets in Zone 2, the area has experienced significant transformation over the last decade. Brixton has some fantastic substantial Victorian residencies, many of which



have now been converted into flats.



The most desirable properties in this area are unsurprisingly the period properties built around the common by the upper classes, prior to the arrival of the railway. Detached houses on Clapham Common North Side demand asking prices of between £2 and £4 million, whilst a terraced house on Turnchapel Mews may reach around £3 million.

The terraced houses that once belonged to the working classes are now very desirable amongst young professionals and entrepreneurs. Many have been converted into two or more flats. A one bed flat conversion flat on Ferndale Road is likely to cost between £250,000 and £350,000.

For those with slightly lower budgets, there are a handful of high rise blocks in the area, such as those on Clarence Avenue and Studley Road, with lower asking prices than period conversions with the same number of bedrooms.

Amenities & Attractions

A huge variety of parks and green spaces exist in the area, which allow visitors and locals to escape the busy streets for some peace and tranquillity. Brockwell Park, one of the largest parks in South London, offers woodland walks, stunning views and vast open spaces. Brockwell Park is also home to one of London's remaining Lido (outdoor pool). The Olympic size 50 metre pool is surrounded by a superb Grade II listed art deco building housing a state of the art gym and studios. It also boasts a range of facilities that are open to the public, including a bowling club, tennis courts, wildlife ponds, beautiful walled gardens and Brockwell Hall, a grade II listed building. Its central feature is Tritton Memorial Clock, which was built in 1897 in memorial to Sir Ernest Tritton, a member of parliament.

Brockwell Park is also host to the Annual Lambeth Country Show brings you all the best in country fair fun with live music, storytelling, fairground rides, farm animals and plenty of games for everyone to enjoy. Making the most of the summer sunshine and turning Brockwell Park into a little piece of the countryside for the weekend. Clapham Common hosts entertainment events such as the calling festival.



There are some interesting buildings also, such as Brixton Clock Tower on Brixton Road, which is a remarkable structure that dominates the area. Lambeth Town Hall on Brixton Hill, boasts a clock tower and has many other interesting features including stained glass windows and impressive staircases. The Tate Library in Oval is another building worth a visit. In the surrounding area, there is a statue of Sir Henry Tate, the sugar merchant who built the library. Brixton Hill also boasts a working windmill, which is a national heritage site.

Essentially, Clapham attracts two main types of people: young singles that enjoy the booming nightlife and prosperous couples with children. Unlike many other parts of South London, Clapham and Brixton have a direct tube to the City, West End and Waterloo. Along with the convenient transport links, Clapham offers a number of options in regards to night life, such as the cinema, bars and restaurants. Also, a new modernist Sainsbury's, multiple coffee shops, health clubs, etc provide the essentials for day to day activity.

Brixton Market comprises a street market in the centre of Brixton, and the adjacent covered market areas in nearby arcades Reliance Arcade, Market Row and Granville Arcade (recently rebranded as 'Brixton Village'). The market sells a wide range of foods and goods but is best known for its African and Caribbean produce, which reflect the diverse community of Brixton and surrounding areas of Lambeth.



There are a number of choices in regards to schooling for those with families, with an array of independent and state schools to choose from.



Lambeth is home to one of London's top tourist attractions, The London Eye. Other landmarks in the area include The South London Theatre and The Hayward Gallery.

Average current values

	SW2	SW4	SW9	SE24	SW	National
1 Bedroom properties	£269,600	£400,700	£285,000	£284,600	£444,000	£155,300
2 Bedroom properties	£313,500	£445,100	£325,200	£369,000	£600,700	£172,000
3 Bedroom properties	£427,300	£534,000	£412,500	£552,100	£792,600	£200,200
4 Bedroom properties	£623,600	£984,000	£578,100	£810,900	£1,264,400	£359,100
5+ Bedroom properties	£959,900	£1,618,900	£876,100	£1,227,400	£2,090,300	£612,400

Housing stock

	SW2	SW4	SW9	SE24	SW	National
Total Detached	154	180	133	125	6,894	6,396,345
% Detached	0.68%	1.03%	0.67%	1.57%	1.66%	23.10%
Semi-Detached	1,405	808	563	985	24,660	7,887,311
% Semi-Detached	6.23%	4.63%	2.85%	12.36%	5.96%	28.49%
Terrace	5,402	3,863	4,069	2,775	110,854	8,645,393
% Terrace	23.95%	22.12%	20.60%	34.84%	26.77%	31.23%
Flat	15,599	12,615	14,992	4,082	297	4,758,087
% Flat	69.15%	72.23%	75.88%	51.24%	0.07%	17.19%

Home ownership

	SW2	SW4	SW9	SE24	SW	National
Owner Occupied	7,915	6,368	3,733	3,043	175,093	14,911,858
% Owner Occupied	37.04%	37.62%	22.47%	49.06%	42.28%	66.19%
Socially Rented	8,450	6,253	9,624	1,957	91,360	4,155,391
% Socially Rented	39.55%	36.94%	57.93%	31.55%	22.06%	18.44%

House prices last updated 1st February 2014. Housing stock notes: The data above illustrates the relative proportions of the differing types of property. Based on information collected in the 2001 census, the percentages provide an indication of how common particular types of housing are within the postcode district. It is important to note that as homes are demolished and built, these percentages will fluctuate accordingly.