

THE MODERN HOUSE



*London SE3
Sold*

Brooklands Park I

This bright three-bedroom house represents a unique opportunity to acquire one of the finest of Eric Lyon's designs, the spacious T15, on the prestigious Cator Estate in Blackheath. Developed by Span in 1964, this excellent example has been extended to provide approximately 1060 sq ft of internal space, and has a garden and separate garage.

Through the ground-floor entrance porch is a kitchen, large living room and study area with original parquet floor, and a wet room to the rear. The front of the house faces east and enjoys morning sunshine through floor-to-ceiling windows.

The first floor has three bedrooms and a bathroom. The front bedrooms look through the foliage of mature trees that line the quiet residential street. At the back, a bedroom looks out onto the garden which enjoys afternoon-long sun.

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*London, South London
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Lyons's Span developments are renowned for their space, light and attention to the surrounding landscape. Among the many Span types on the beautiful and highly sought-after Cator Estate, the T15 is a rarer, more spacious model, with between 20 and 25 per cent more floor area than many other Span terraced houses in the area (such as the T2) and a wider garden. The T15 seldom comes up for sale.

Graham Morrison of Allies & Morrison Architects, who bought a Span house in Blackheath in the early 1980s, describes the joy of living on the Cator Estate: "I find it hard to imagine a more pleasant and safe place, so close to the city, in which to bring up young children. A shared garden made the making of friends easy and a sensible management structure helped to ensure the maintenance of not only the buildings and gardens but also the aims of the community."

The house is very close to Brooklands Primary School, which is one of the best primary schools in the Borough of Greenwich and is consistently described as 'outstanding' by OFSTED. The fields of Blackheath and open spaces of Greenwich Park are a pleasant ten-minute walk away. Blackheath Village also has a strong sense of community and a number of good local shops, restaurants, pubs and delis, and a variety of cinemas and theatres.

Brooklands Park is approximately seven minutes' walk from Blackheath mainline railway station, which is one stop from the Docklands Light Railway, with easy access to both Canary Wharf and the City. Trains from Blackheath run to London Bridge in approximately 10 minutes, Cannon Street in around 15 minutes, Charing Cross in approximately 20 minutes, and Victoria in approximately 25 minutes. The river bus also links nearby Greenwich with central London.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.