

# THE MODERN HOUSE



*London SE3  
Sold*

## Combe Avenue II

This three-bedroom house, with garden, is superbly located on the edge of Greenwich Park and forms part of the Vanbrugh Park Estate, a small low-rise housing development built in 1962 and designed by the renowned architects Chamberlin, Powell & Bon.

Accommodation is split over two floors and includes an entrance area, open-plan living / dining area, modern kitchen, three bedrooms and a private garden. Like in all the houses on the estate, there was a solid-fuel stove incorporated into a heatsink designed as part of the staircase. The flue continues up through the stairwell, a very striking feature, and would have originally provided an effective heating system throughout the house.

Much like at Chamberlin, Powell & Bon's more celebrated estates – the Barbican and Golden Lane – there are a variety of housing types at Vanbrugh Park. An elegant eight-storey tower is surrounded by low-rise terraces, of which this property forms a part.

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*London, South London  
Sold*

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In Elain Harwood's recent book, 'Chamberlin, Powell & Bon', the author points out that "Powell gave special attention to preserving trees and planting courtyards and play spaces, which survive... The scheme is a suburban adaptation of the Golden Lane ethos and is a fine example of Chamberlin, Powell & Bon's interest in place making".

The location is a tranquil one, beside the beautiful Greenwich Park and amongst the large period villas for which the Greenwich / Blackheath area is renowned. Train stations at Blackheath, Maze Hill and Westcombe Park are all within approximately 15 minutes walk. The area is renowned for its outstanding schools, open spaces (the heath itself) and excellent local shops and restaurants.

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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”.