

THE MODERN HOUSE



*London SE3
Sold*

Combe Avenue III

This three-bedroom house is located on the edge of Greenwich Park and forms part of the Vanbrugh Park Estate, a small 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 family bathroom.

Like in all the houses on the estate, there is 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, to provide an effective heating system. This particular house forms part of a terrace of five that faces north, each with private south-facing gardens.

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*London, South London
Sold*

Combe Avenue III

Similar to the more celebrated estates by Chamberlin, Powell & Bon – the Barbican and Golden Lane – there are a variety of housing types at Vanbrugh Park. The scheme was commissioned by the Borough of Greenwich, whose vision sought a mixture of dwellings. As a result, the estate comprises an elegant eight-storey block containing the majority of the estate's flats, low-rise terraces of houses and flats, and a few single-storey flats arranged over garages.

The perpendicular layout of the terraces creates communal squares and spaces, a key function of the design. As discussed in a book by Robert Maxwell, 'New British Architecture', "The greater part of the site is organised with two-storey blocks forming courts, and although an access road cuts through the middle of the layout, it is quiet and combines with the squares and walkways to provide an environment favouring the pedestrian. The main walkway penetrates the apartment block as if to underline the importance of the pedestrian system".

In Elain Harwood's 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, Westcombe Park and Cutty Sark DLR 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”.