

THE MODERN HOUSE



*London SE3
Sold*

South Row

This exemplary three-bedroom Grade II-listed Span house forms part of an award-winning scheme designed by Eric Lyons in 1963. The interior has been completely reimagined to an exacting standard under the guidance of architect Ian Hill, promoting the best of the original features.

Approached across a landscaped communal courtyard, the house is entered up a small flight of steps to the raised ground floor. The immaculate open-plan living space is full of light, with fully-restored original windows at both the front and back. The Alpes Inox kitchen is simple and elegant, with a mixture of reclaimed Iroko and stainless-steel worktops. The parquet floor has been beautifully restored.

An open-tread teak staircase leads to the first floor, which has three bedrooms and a family bathroom. The partition walls have been cleverly reconfigured to make space for wardrobes in the bedrooms at the front of the house. Clerestory windows maximise the flow of light between the rooms.

+44 (0)20 3795 5920
themodernhouse.com
info@themodernhouse.com

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The house also comes with a private garage which is set beneath the house and accessed from a road at the rear.

As with most of Lyons's Span developments, the houses on South Row have been designed to maximise the qualities of light and space and to enhance the relationship between the buildings and the surrounding landscape. Span took care to design and build houses around existing mature trees, supplemented with new planting and creating communal areas that encourage residents to mix.

South Row is situated on the southern side of the heath, in Blackheath, one of the largest areas of common land in Greater London. Blackheath Village is a short walk away, with an excellent selection of shops, independent restaurants and bars. Blackheath Station, in the heart of the village, runs services to London Bridge in 15 minutes, and to Lewisham for connections to the DLR in three minutes.

Tenure: Share of Freehold (of the whole estate, including the house); then each resident has an independent lease.
Lease length: each resident has an independent lease of approx 945 years (999 years from March 1962)

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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”.