

THE MODERN HOUSE



*London SE3
£630,000 Share of Freehold*

The Priory III

This sympathetically renovated two-bedroom apartment, built by renowned architects Span in 1956, is positioned on the sought-after Cator Estate. The current owners have thoughtfully redesigned the interiors with its mid-century origins in mind, employing a simple palette of plywood and Corian against a neutral backdrop of white-washed walls throughout. Many original features remain, including the generous single-paned windows and door furniture. Set amongst beautifully landscaped gardens, The Priory occupies a particularly private and peaceful spot much loved by its residents, just a short walk from Blackheath Village and Blackheath Station for connections to Central London.

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The Architect

Architect Eric Lyons collaborated closely with Span Developments in the 1950s and 60s to bring the concept of international modernism to the masses. Lyons began his career working under Bauhaus founder Walter Gropius before fusing the fundamental concepts of Gropius and Le Corbusier with the British vernacular to create efficient, bright and practical homes with strong community ties. Although Span Housing is plentiful in the area, it comes to the market infrequently. Comprising 61 flats and 49 garages, The Priory was the first of Span's developments in Blackheath Park and is an impressive and considered example of modernist mass housing. For more information, see the History section below.

The Tour

The apartment is on the first floor, accessed via floating concrete staircases and carefully preserved communal walkways. Entry is to a semi-partitioned hallway which seamlessly flows into the living area. Here, wooden-framed windows stretch the length of the room, offering panoramic views across the estate's luscious treetops. Its south-facing configuration ensures this space is illuminated throughout the day, while its position in the estate means these areas are wonderfully private. A newly installed wood-burner sits neatly atop a hearth, while oak floorboards run underfoot throughout. A separate living space lies adjacent, currently used as a dining room, with bifold doors allowing for a multitude of configurations.

The space is true to its original layout, with a kitchen separated from the reception room by reeded glass partitions that allow an exceptional quality of natural light to permeate throughout. A sensitive combination of plywood and Corian defines the kitchen, and there is plenty of open shelving for easily accessible storage. Large, single-paned windows offer leafy views across the estate, making for a beautiful backdrop when cooking.

The apartment has two well-proportioned bedrooms—one single and one double—each with integrated storage. The bathroom has been subject to an immaculate renovation, primarily executed in square white tiles with contrasting dark grout and chrome fixtures.

The apartment also has a separate garage, with space for one car and additional storage.

Outdoor Space

The Priory, like many Span schemes, is widely celebrated for its immaculate communal gardens that wrap around the estate and foster a sense of seclusion. Mature trees give the area a woodland feel, while lawns give residents access to generous shared outdoor space.



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The Area

Blackheath Village is under a 10-minute walk from The Priory and is well known for its community spirit, plethora of thriving independent shops and eateries, and its much-loved weekly farmers' market.

Blackheath Park, which borders Greenwich Park, is also a 10-minute walk away and has a number of cosy pubs perfect for a weekend roast. The park also hosts a number of events throughout the year, including Kite Day in the autumn.

The house is a five-minute walk to Brooklands Primary School, one of the Borough of Greenwich's best primary schools and rated "Outstanding" by Ofsted. Blackheath's mainline railway station is approximately a six-minute walk away, and is one stop from DLR connection for easy access to both the Docklands and the City. Trains from Blackheath to London Bridge take approximately 10 minutes, and around 20, 22 and 25 minutes to Cannon Street, Charing Cross and Victoria respectively.

Tenure: Share of Freehold Lease Length: approx. 931 years remaining Service Charge: approx. £2,880 per annum Ground Rent: approx. Peppercorn Council Tax Band: D



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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”.