

THE MODERN HOUSE



Foxes Dale, London SE3
Sold

The Hall V

A rare opportunity to purchase an outstanding ground-floor three-bedroom 'Span' apartment with garage and storeroom, located on the sought-after Cator Estate in Blackheath. The apartment block was designed by the renowned architect Eric Lyons and built by the company Span in the late 1950s. It can be found on The Hall, a quiet and secluded location set within immaculately maintained communal gardens. Internal accommodation extends to approximately 1,012 sq ft.

The apartment has been comprehensively and beautifully renovated to a design by interior architect David Fern, retaining a number of original features such as single-reeded glazed doors, handles, and re-utilised original light switches and power sockets. Wood-block flooring, similar to that used in later Span houses, extends through much of the apartment which is arranged around an expansive, open-plan living room and dining area with large picture windows and working open fire with replica Eric Lyons' design surround.

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Joinery throughout was designed specifically, most notably in the kitchen, which is faithful to the original Span design whilst incorporating modern fittings and Neff appliances. A new utility area has been created. Both large double bedrooms have built-in wardrobes, and all three bedrooms overlook the communal lawned gardens.

The renovation included full re-wiring and plumbing, and the installation of a new gas-fired central heating system.

The apartment has been featured in Grand Designs Magazine as an 'Historic Gem', been the subject of an article in the South East London Journal, and featured in the The Modern House Journal.

Eric Lyons's Span developments are renowned for their space and light. He paid great attention to the surrounding landscape, designing and building houses around existing splendid, mature trees and creating communal areas that encourage residents to mix. Indeed, 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 apartment is very close to Brooklands Primary School, which is one of the best primary schools in the Borough of Greenwich and is described as 'outstanding' by OFSTED. Places are awarded according to your home's proximity to the school. The property is approximately seven minutes' walk from Blackheath mainline railway station, which is one stop from the Docklands Light Railway, with easy access to both the Docklands and City. Trains from Blackheath to London Bridge take approximately 10 minutes, and approximately 25 minutes to Victoria. Blackheath offers a good selection of restaurants, shops and services as well as the open green space of the heath.

Tenure: Share of Freehold Lease Length: approx. 980 years
Service Charge: approx. £195 pcm

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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”.