

THE MODERN HOUSE



*London SE3
Sold*

Blackheath Park

This superior four-bedroom house with garden is located on the sought-after Cator Estate in Blackheath. It was built in 1965-67, and is one of the larger housing types (the 'T2AX') designed by Eric Lyons for the progressive development company Span.

The house is presented in immaculate condition, having been refurbished by the current owner. It forms part of a private, well-maintained group of 19 houses called Parkend, located at the eastern end of the Cator Estate. The Cator is an exclusive gated area with a diverse mix of architectural styles, including some of the finest Regency houses in southeast London.

Eric Lyons' Span developments are all about space and light, and blurring the edges between outside and indoor space. He paid great attention to the surrounding landscape, designing houses around existing splendid mature trees and creating communal areas that encourage residents to mix. Span estates remain perennially popular with architects and designers in particular.

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This house has approximately 972 sq ft (90.3 sq m) of internal accommodation. It is approached through a private front courtyard with a lockable gate. The ground floor contains an open-plan reception room / dining room, a modern fitted kitchen, a study (or fourth bedroom) and a newly installed wet room/steam room with separate WC. The first floor contains three further bedrooms and a bathroom, and there is extensive storage space on the landing. Blinds are fitted to all windows, and are included in the sale. The house is heated by a modern gas combi boiler. There is a private garden at the rear, which has been redesigned by the current owners with decked seating areas, a pond, a pergola (under construction) and a shed.

The house is sold with a separate garage (newly roofed in 2009), and visitor parking is available. ☒

☒ Parkend residents contribute a service charge (currently approximately £1,200 per year), which covers weekly visits by gardeners to all communal areas, monthly window cleaning to all properties, tri-annual painting, and general maintenance including tree surgery. There is an annual summer barbecue for all Parkend residents.

The house is located close to the popular Brooklands Primary School. Links to central London are provided from Blackheath mainline railway station, which is one stop from the Docklands Light Railway, with easy access to both Canary Wharf and the City. Trains from Blackheath run to London Bridge in approximately 10 minutes, to Canon Street in around 15 minutes, to Charing Cross in approximately 20 minutes, and Victoria in around 25 minutes. There are also good bus links from Blackheath Village. The river bus links Greenwich with central London.

The house is a pleasant 10-minute walk from the open spaces of Blackheath, which in turn leads to Greenwich Park, Greenwich and the River Thames. Blackheath Village and Greenwich contain a number of good shops, restaurants, pubs and delis, and larger shopping centres can be found at Bluewater and Canary Wharf. There are theatres in both Blackheath Village and Greenwich.

[Click here for a MAP](#)

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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”.