

THE MODERN HOUSE



*London SE3
Sold*

Brooklands Park II

A unique opportunity to purchase a fine Span house on the desirable Cator Estate in Blackheath. The three-bedroom house on Brooklands Park was built in 1964 and is a rare model of a house developed by the company Span, known as the T15. It was designed by the architect Eric Lyons, whose work has recently been celebrated at an RIBA retrospective. To the rear, the property has a west-facing garden and a garage in separate block.

Lyons's Span developments are renowned for their space and light. Lyons also paid great attention to the surrounding landscape, designing and building houses around existing splendid mature old trees (such as those in Brooklands Park). There are many Span houses in Blackheath, but the T15 is a rarer, more spacious model, with between 20 and 25 per cent more floor area than many other Span terraced houses in the area (such as the T2) and a wider garden. The T15 seldom comes up for sale.

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The ground-floor has a kitchen at the front and living room and study with floor-to-ceiling windows making it airy and light. The front of the house faces east and enjoys morning sunshine, while the west-facing back garden enjoys afternoon-long sun. Upstairs, all three bedrooms have attractive leafy views. The back double bedroom looks out onto the garden. The front bedrooms (one double and one single) look out onto foliage and Brooklands Park, which is a quiet residential road with speed bumps.

The house 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.

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."

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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”.