

THE MODERN HOUSE



*London SE3
Sold*

The Plantation

An outstanding example of a three-bedroom Span house on the sought-after private Cator Estate in Blackheath. It has been recently renovated by the current owners and occupies arguably the best position on The Plantation, one of the most attractive of Span's 1960s developments. Graham Morrison of Allies & Morrison Architects, who bought a Span house on The Plantation 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".

The Plantation is composed of 34 Span type T7 and T8 houses, spread amongst superb landscaped gardens and set back some distance from the road. There is also a children's play area for exclusive use of the residents. The houses at The Plantation were designed by the architect Eric Lyons, one the most celebrated of British architects of the 20th century.

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As with all of Lyons's Span developments, the houses on The Plantation 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.

This particular house has an excellent position in the Plantation overlooking the larger of the open spaces which has a wonderful mature willow tree. The house has been recently refurbished to a high standard and incorporates, for example, a new kitchen (featuring bespoke solid walnut units and bathroom).

Accommodation on the ground floor includes an open plan kitchen / living / room as well as a study area (which could potentially make a fourth bedroom)s. This is entered via a porch which is reached through the from garden. Full height glazing at front and back allows light to flood into this floor.

Upstairs, all three bedrooms have attractive leafy views. The front bedroom overlooks the communal gardens. The rear bedrooms, one double and one single bedroom looks out onto the private garden and mature trees beyond. There is a family bathroom on this floor.

The are private gardens at the front and rear of the house, as well as the larger communal gardens just outside the property's front gate. There is also a garage, located close by.

The house is close to Brookland's Primary School, which is one of the best primary schools in the Borough of Greenwich and is described as 'outstanding' by OFSTED. There are numerous other well-regarded schools in the area. The property is approximately ten 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 (10 minutes) Cannon Street (14 minutes) Charring Cross (18 minutes) and to Victoria (25 minutes). The centre of Blackheath, one of London's most attractive and vibrant neighbourhoods, is also a short walk away as is the large green open space of the heath.

*London, South London
Sold*

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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”.