

THE MODERN HOUSE



Blackheath, London SE3
Sold

Brooklands Park

A unique opportunity to purchase perhaps the finest house of its kind on the desirable Cator Estate in Blackheath. 10a Brooklands Park was built in 1964 and is a rare model of 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.

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Lyons's Span developments are all about space and light, and blurring the edges between outside and indoor space. Lyons paid great attention to the surrounding landscape, designing and building houses around existing splendid mature old trees (such as those in Brooklands Park) and creating communal areas that encourage residents to mix (in this case with a green on the corner of Blackheath Park where residents hold an annual garden party). 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. The last one in this cluster on Brooklands Park was sold several years ago.

The house is in excellent condition and offers more than 100sq m of living space. The ground-floor open-plan living room, kitchen and study has floor-to-ceiling windows both front and back and is spacious, airy and light, with an original parquet floor in the living room and study areas. 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 property is the only one in this terrace with direct access from the back garden to its own garage, which makes it handy for storage/fridge/workshop use or car. Being on the end of the terrace, there is scope to extend (subject to planning permission and agreement of other garage owners) above the garages to the side – two other houses in this development have already been sensitively extended.

The outside of the building is in very good condition. The cladding has recently been replaced at the side and back, and double-glazed windows added in the bathroom, cloakroom and back bedroom. The attractive garden features decking, a grassed area and flower beds.

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.

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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”.