

THE MODERN HOUSE



*Beckenham, Kent
Sold*

The Avenue, West Oak

This desirable three-bedroom, end-of-terrace house was built in 1961 by the renowned development company Span. It was designed by the architect Eric Lyons, whose work has been celebrated at an RIBA retrospective.

The house has 990 sq ft of internal accommodation, and a south-facing landscaped garden at the rear. There is also a separate timber-clad outside studio, recently built, which could be used as a fourth bedroom.

The current owners have sympathetically upgraded the house to a high standard, while being careful to maintain its original features, including parquet flooring on the ground floor and timber sliding doors. The kitchen, formerly situated in a smaller space at the front of the building (now a study), has been relocated to the rear to take advantage of the space and of views over the garden. There are also very good views from the bedrooms at the rear on the first floor.

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The house is located within easy commuting distance of London. The nearest station is Ravensbourne, a short walk from the house, from where trains to London Blackfriars take approximately 25 minutes and to London Victoria approximately 28 minutes. Beckenham Junction station is also within walking distance, from where trains run to London Victoria in as little as 18 minutes. There is a tram service to East Croydon.

West Oak is a tranquil turning off The Avenue, which is a long, quiet residential road. At the western end of The Avenue is a supermarket, and also Beckenham High Street. Beckenham benefits from a wide variety of local shops and restaurants, as well as a cinema. There is also an arts club, some public swimming baths with leisure facilities, and a good library.

Eric Lyons's Span developments are all about maximising natural light, and blurring the edges between the indoors and the outdoors. Lyons 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.

Span built 30 housing estates in total, between 1948 and 1984. West Oak is one of the smaller and lesser-known ones, consisting of 21 houses (of type T8 and T7) and 12 flats. There is an attractive area of meadow and woodland on the estate, which is for the use of all residents. It is worth noting that the owner of this house also owns a one-nineteenth share of the land at West Oak.

In an article in The Sunday Times, Hugh Pearman outlined the advantages of living on a Span estate: "What you very soon appreciate, having entered Span country, is the feeling of community. Most private estates in the post-war years parcelled up the land jealously, one slice per house... In 'Span-land', the distinctions blur. There are landscaped areas to which everybody has a right. Every development was set up with strict, legally enforceable design and noise-restricting codes."

Tenure: Freehold Service charge: currently £768 per annum

*South-East England
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”.