



## Foxes Dale, Blackheath, London, SE3

Guide Price £1,500,000-£1,650,000 *Freehold*



A truly rare Grade II listed Span house by Eric Lyons (former President of the RIBA) and one of only three nationally to hold listed status. A mid-century townhouse with real architectural pedigree, once selected as House & Garden Magazine's "House of Ideas" (1957).

### KEY FEATURES

- Grade II listed Span by Eric Lyons
- House & Garden "House of Ideas" (1957)
- c. 1,388 sq ft / 3 levels
- open-plan around a private courtyard
- original features incl. spiral staircase & parquet
- sun terrace & garden studio



### Blackheath

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Arranged over three levels (c. 1,388 sq ft), it's a home where the design is both intelligent and quietly dramatic, with light, proportion and flow doing the heavy lifting.

The ground floor is a brilliant example of what makes the best Span homes so liveable: a largely open-plan arrangement that wraps in an L-shape around a private internal courtyard, with extensive glazing drawing daylight deep into the living space and creating a genuine sense of inside/outside connection. Original details remain a defining feature, most notably the double-helix spiral staircase, the richly toned African muhuhu parquet flooring, and a superb bespoke shelving unit designed by Lyons specifically for the living room. Even the finishing touches have been preserved, with original WEHAG stainless steel ironmongery lending that satisfying, authentic mid-century feel.

Upstairs, the accommodation is thoughtfully balanced for family life, with four bedrooms across the upper floors and two proper family bathrooms. The first floor also opens onto a west-facing sun terrace, a standout vantage point for late-day light and long views across the skyline, an elevated, peaceful spot that feels wonderfully removed from the everyday.

To the rear, a mature, well-stocked garden provides a green, private backdrop with space to entertain, relax and play, complemented by a timber studio/summerhouse that has previously been used as an artist's workspace, equally ideal now as a home office, studio or creative retreat.

This is a wonderful home, meticulously restored to its original design, and one that truly needs to be viewed to be fully appreciated.

Located on Foxes Dale and part of the prestigious Cator Estate, the house is just ½ mile from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The fabulous Royal Greenwich Park is just 1.05 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history with the old Royal Naval Hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark. Greenwich's covered market is one of London's best and attracts people from all over the capital.



MATERIAL INFORMATION

Tenure: Freehold  
Council Tax Band: F  
EPC rating: D  
Is the property listed: Property is Grade II listed

Utilities:  
Electricity supply: Mains Supply  
Sewerage supply: Mains Supply  
Water supply: Mains Supply

Rights & Easements:  
Does the property have any easements: Property does not have easements

Flooding:  
Has the property flooded in the last 5 years: Property has not flooded in the last five years

There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the DLR, bus, riverboat, foot tunnel and cable car all within the area. The area is minutes from Canary Wharf, the City and central London; Just one of the reasons why it's increasingly popular with young professionals and commuters. The O2 is also close by.

The Ofsted outstanding Brooklands, (0.34 miles) and John Ball Primary Schools, (0.49 miles) are both close by as are several highly sought-after Independent Schools including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.1 miles) and Eltham College (2.2miles).

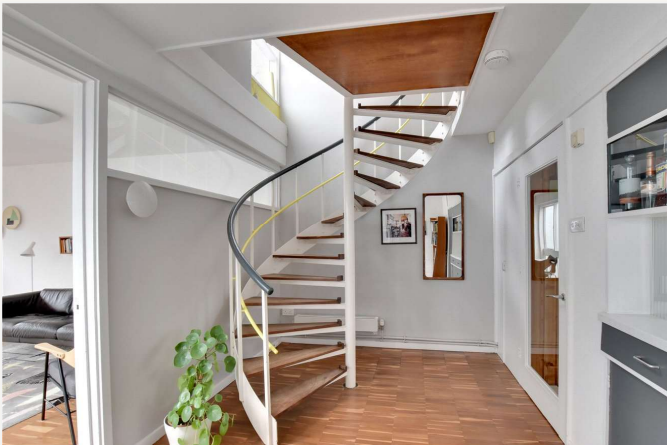
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 55 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

For more information, scan the QR code or visit the link below

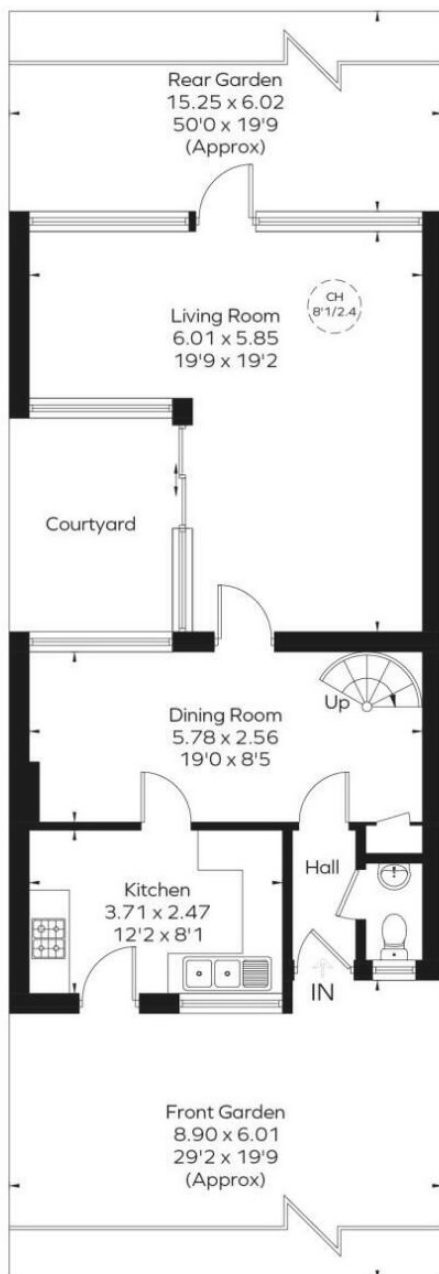


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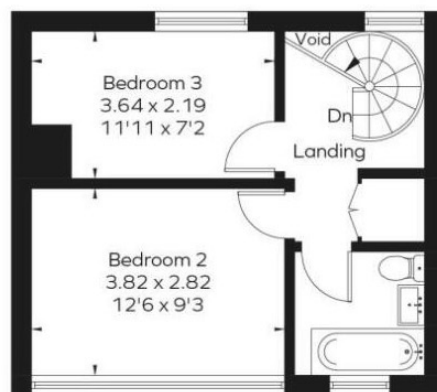
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



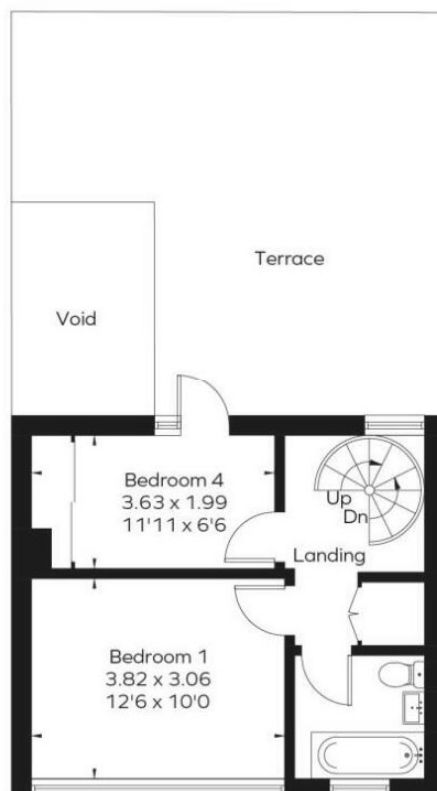




Ground Floor

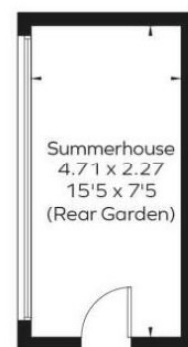


Second Floor



First Floor

CH 8'1/2.4 = Ceiling Height



(Not Shown In Actual Location / Orientation)

#### Approximate Gross Internal Area

Ground floor = 620 sq. ft. (57.6 sq. m.)

First floor = 327 sq. ft. (30.4 sq. m.)

Second floor = 327 sq. ft. (30.4 sq. m.)

Outhouse = 114 sq. ft. (10.6 sq. m.)

Total = 1388 sq. ft. (129.0 sq. m.)

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