

# INIGO



## *The Paragon II*

LONDON SE3

SOLD

Perched on the first floor of Grade I-listed The Paragon, this light-filled two-bedroom apartment takes a prime position in Blackheath. Hugely significant, the terrace was described by architectural historian Nikolaus Pevsner as “one of the finest Georgian crescents in England”. Though reconfigured in a largely contemporary manner, this apartment retains its original charm, particularly in the incredible tripartite window at the front of its double-height open-plan living space.

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### *Setting the Scene*

Construction started on The Paragon in 1794 and continued until January 1806. The project was a partnership between architect Michael Searles, associate and contractor William Dyer and timber merchant and landowner John Cator, who bought the 300-acre Wricklemarsh Estate in the 1780s with a view to developing the land. The Paragon was the first of these developments and now forms the northern boundary of the Cator Estate, a 282-acre complex of private roads and exceptionally high-quality architecture from the Georgian period through to contemporary developments. For more information, please see the History section.

### *The Grand Tour*

The houses that make up The Paragon are hewn from multicoloured London stock-brick walls and ornamented with stone dressings with slightly concave fronts. This allows for an exceptional quality of light to stream in through the houses' heritage sash windows. The blocks are linked by Roman-style Doric colonnades, and wrought iron railings link the columns.

Entry is to a communal hallway, where stairs reach to this apartment's private entrance. Behind is a smart entrance lobby from which each bright room branches out.

At the rear, the spectacular open-plan living space unfolds, demonstrating the Georgian understanding of space and volume. A dining area has been beautifully configured in front of a curved tripartite bay window, beneath a well-preserved ceiling rose and an original picture rail that emphasises the room's proportions. Behind is the sitting space, orientated around a carved fireplace.

The kitchen runs along the front part of the room, formed of chalky sky-blue cabinetry with dark marble countertops. Thoughtfully left open to the rest of the room, the kitchen furthers the plan's easygoing, interconnected feel.

The larger of the two bedrooms has a wonderful bespoke green shelving unit that matches the ornate period tiles surrounding a crescent-shaped hearth. The second bedroom is a cocooning space, lit by a large sash window flanked by embrasure shutters. A rattan cupboard and bookshelves provide plenty of storage.

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Uniquely bright, the shower room has been, as with the rest of the apartment, thoughtfully updated; playful terrazzo tiling runs underfoot, while cream tiles line the walls.

### *The Great Outdoors*

Residents have access to the sprawling communal gardens in the front and the rear of the building, which are largely laid to lawn save for some ancient and stately trees. Here, an annual residents' summer barbecue brings together the Paragon Court community.

### *Out and About*

The Paragon is on the leafy periphery of Blackheath Park, where a stroll through the Queen's Orchard or the Herb Garden is particularly lovely on a sunny day – as is a trip to the astonishing 17th-century Royal Observatory.

The delights of Blackheath Village are a 12-minute walk from house, via the Heath. A myriad of independent restaurants, cafés and bars line the high street, including Le Bar a Vin, which serves a selection of cheese and charcuterie boards alongside its excellent cellar offerings. Blackheath farmers' market runs every Sunday, offering an array of vegetables, fruits and freshly baked pastries.

Just across Greenwich Park is a plethora of high-end local artisanal shops, including Creaky Shed greengrocers, Drings butchers, the self-explanatory Cheeseboard, Royal Teas café, Greenwich Natural Health, Maritime Books and two excellent pubs in the Richard the First and Prince of Greenwich.

Greenwich's Old Town, famous for its maritime history, has an excellent selection of restaurants, pubs and shops, as well as a Picturehouse cinema and a theatre. The Old Royal Naval College, designed by Sir Christopher Wren in the 18th century, hosts a popular programme of events in the gardens, including concerts, an open-air theatre and a jazz festival. A walk along the nearby banks of the Thames passes by much-loved riverside pubs The Trafalgar and The Cutty Sark.



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There is an excellent range of local schools. Private options include Heath House Preparatory School and Blackheath High School GDST, while state-run John Ball Primary School is a short walk away and has an Ofsted “Outstanding” rating. There is also a local Montessori option.

Blackheath Station is a 12-minute walk away across Blackheath Common, running rail services to London Bridge and London Cannon Street (taking 12 minutes and 16 minutes respectively), with London Victoria 26 minutes away. Greenwich Station is a lovely 25-minute walk through Greenwich Park, with further services to Canary Wharf and Bank on the DLR as well as to Blackfriars and London St Pancras on the Thameslink. The Thames Clipper boat service also runs from Greenwich Pier, with services to Canary Wharf and central London.

For more inspiration, why not look to The Modern House’s guide to Blackheath?

Tenure: Share of Freehold

Lease Length: Approx. 999 years remaining

Service Charge: Approx. £2,756 per annum

Council Tax Band: D

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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.