

# THE MODERN HOUSE



*Taymount Rise, London SE23*  
*£285,000 Leasehold*

## Taymount Grange XII

Found within Forest Hill's inimitable Taymount Grange, this studio apartment has a pared-back finish that allows the building's 1930s bones to sit centre stage. Immaculate communal gardens and allotments surround the entire estate, with the best of Forest Hill – including great coffee spots and the enchanting Horniman Museum and Gardens – just a short walk away.

### *The Building*

Taymount Grange was designed by George Bertram Carter and built between 1935 and 1936; inside, its lifts and richly carpeted stairwells hint at the glamour of the building's early life, when facilities available to occupants included a dining room and lounge. It has a caretaker, an intercom system for access, and plenty of bike storage. Its communal areas are in great condition and retain many of its original features. Expansive lawns surround the building and are home to well-planted allotments, which residents have private access to. For more information on Taymount Grange, please see the History section below.

# THE MODERN HOUSE

## Taymount Grange XII



London, South London  
£285,000 Leasehold

### *The Tour*

The apartment lies on the lower ground floor, yet remains exceptionally bright due to the carefully sloped topography of the communal gardens beyond; Crittall windows look out directly onto a section of this gently inclining greenery. It occupies a compact plan, with a bedroom/living room, kitchen and bathroom, connected by a central hallway with a built-in wardrobe for storage.

The living/bedroom occupies the right-hand side of the plan, with the bed neatly concealed behind a white curtain. There is high-level storage above and a run of built-in bookshelves by the doorway. Crittall windows look out to a path and the emerging greenery of the communal gardens beyond.

In the middle of the plan is the kitchen, which also functions as a dining area. It also serves a third purpose, with the built-in banquette seating and fold-down dining table at the rear wall coming together to create a single bed when required. The kitchen itself has ample storage in white cabinetry, solid oak worktops and a generous fridge/freezer. Tongue-and-groove panelling adds a traditional touch, and a large window has the same views towards the gardens.

Adjacent is a good-sized bathroom, home to a large bath and the original Crittall windows, here frosted for privacy.

### *Outdoor Space*

All residents of Taymount Grange enjoy the use of communal gardens to the front and rear of the building. These tranquil spaces include a shared barbecue area and established allotments with a variety of fruit trees and a natural wildlife area.

### *The Area*

Taymount Grange is located close to the Horniman Museum and Gardens. It's well-placed for the shops and restaurants of Dulwich Village and East Dulwich, as well as the open spaces of Sydenham Woods and Dulwich Park. Local highlights include Bona, Pantry, and Aga's Little Deli, while St David serves excellent coffee.

All of the amenities of Forest Hill, including its railway station, are approximately five minutes away on foot. Regular trains run from Forest Hill to London Bridge, with a journey time of 12 minutes. The station is also a part of the London Overground, with services running to Dalston via Canada Water (Jubilee Line), Shadwell (DLR), Shoreditch High Street and Whitechapel (District, Hammersmith & City and Elizabeth Lines).

Tenure: Leasehold Lease Length: Approx. 110 years remaining Service Charge: Approx. £2,000 per annum Ground Rent: Approx. £100 per annum Council Tax Band: A

# THE MODERN HOUSE



## 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”.