

THE MODERN HOUSE



Taymount Rise, London SE23
£560,000 Leasehold

Taymount Grange X

Taymount Grange, one of London's best-preserved modernist housing estates, occupies a beautifully peaceful position in the heart of leafy Forest Hill. It's also the setting for this expansive three-bedroom apartment, with its sought-after dual-aspect configuration and far-reaching views. Sensitively updated in recent years, the current owners have chosen a pared-back aesthetic to allow the bones of the original building, designed and built by George Bertram Carter between 1935 and 1936, to sit centre stage. Immaculate communal gardens with allotments surround the entire estate, while the best of Forest Hill, including great coffee spots and the Horniman Museum and Gardens, is only a short walk away.

THE MODERN HOUSE



Taymount Grange X

The Building

Taymount Grange is instantly recognisable by its white-painted stucco façade and striking mint green-framed Crittall windows. Its communal areas are in great condition and retain many original features. Smart lifts and richly carpeted stairwells hint at the glamour of the building's early life, when a restaurant and lounge occupied the lower floors. The apartment has a caretaker, an intercom system for access and plenty of bike storage. Expansive lawns surround the building and residents have access to their own allotments. For more information on Taymount Grange, please see the History section below.

The Tour

An exquisite example of art moderne architecture, the apartment retains all the key hallmarks of the style, from original Crittall windows to the slim-plank pine floorboards and picture rails, which feature throughout.

The apartment is on the ground floor and is easily accessed via a series of well-preserved communal areas. The front door is opposite a galley kitchen with understated white cabinetry and matching countertops. Cool slate tiles underfoot ground the space and stand in contrast with the cabinets. Designed for modern living, there is plenty of storage; an original pantry cupboard sits next to the kitchen while additional wardrobe space can be found in the hallway, all with original brass fixtures and door furniture.

An expansive living and dining area leads from here, where impressive original Crittall windows illuminate the room and frame a view of luscious tree canopies. The dining area is partly separated by a wide, open doorway allowing for an easy sense of flow between these spaces. Floorboards installed during the building's construction have been carefully retained and stripped back, bringing warmth to a decorative palette of predominantly white-washed walls.

Three well-proportioned bedrooms and two bathrooms fan out from the central hallway. The dual-aspect configuration of the main bedroom allows an exceptional quality of natural light to pour through while providing sweeping views across the immaculate communal gardens. As with the rest of the apartment, the two bathrooms are decorated with a gentle palette, making use of sleek oblong tiles in either slate grey or a soft off-white. The slate grey bathroom also has a bath with a step-in shower and both are replete with chrome fixtures.

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.



London, South London
£560,000 Leasehold

THE MODERN HOUSE



Taymount Grange X

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. 103 years remaining Service Charge: approx. £5,400 per annum Ground Rent: approx. £100 per annum Council Tax Band: B



London, South London
£560,000 Leasehold

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”.