



St Pauls Church SE23  
£750,000

0208 702 9444  
[pedderproperty.com](http://pedderproperty.com)

**pedder**



# In general

- Online and in-person viewings available
- Open plan kitchen/reception room
- Private garden
- Three double bedrooms
- Two fitted bathrooms
- Off street parking
- Close to excellent transport links
- Abundance of light
- Plenty of storage
- Chain free

# In detail

A unique and an incredible opportunity to purchase a wonderful house forming part of a glorious converted church on very popular Taymount Rise in the heart of Forest Hill.

The church itself dates back to 1863 and the conversion was completed in 1997. This property comprises a very spacious 43ft open plan kitchen/reception room with direct access to a private garden, two double bedrooms, a huge third room which is set over the whole top floor. This property benefits further from off street parking, period features, an abundance of light, plenty of storage and so much more.

The property is located approximately just 0.3 miles from Forest Hill station offering excellent transport links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also a short walk from various local amenities including a variety of restaurants, coffee shops, cafes, parks and Horniman Museum and Gardens. Offered chain free. EPC. E.

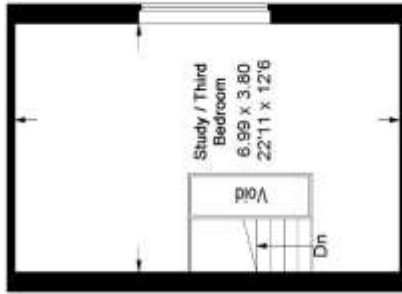
Viewings are highly recommended, call the Pedder Forest Hill sales team to arrange a viewing today.



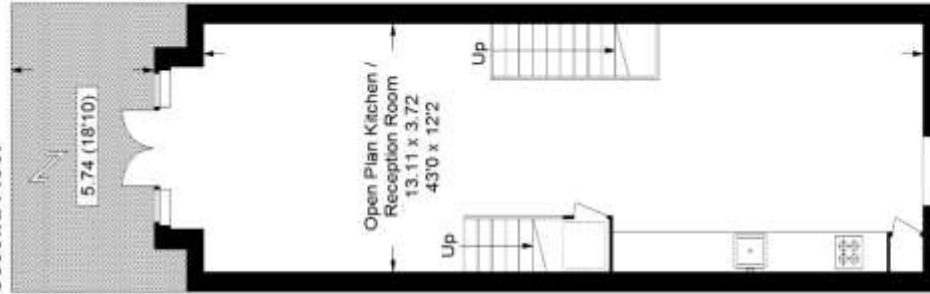
# Floorplan

## Taymount Rise SE23

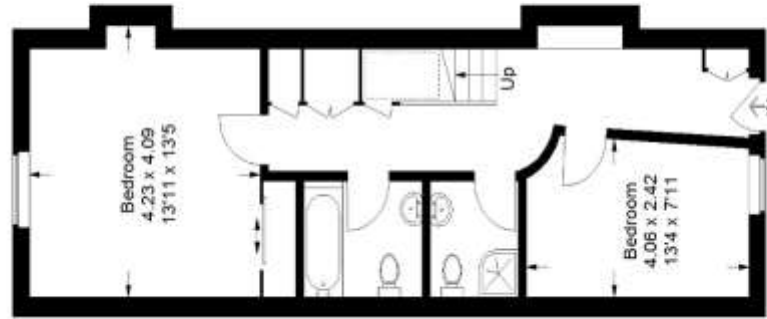
Approximate Gross Internal Area  
Ground Floor = 50.2 sq m / 540 sq ft  
First Floor = 50.8 sq m / 547 sq ft  
Second Floor (Excluding Void)  
25.0 sq m / 269 sq ft  
Total = 126.0 sq m / 1356 sq ft



Second Floor



First Floor



Ground Floor

Reduced headroom below 1.5 m / 5'0"

Copyright www.pedderproperty.com © 2020

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.