



Taymount Rise, SE23 | £325,000

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In General

- Spacious reception room
- One double bedroom
- Neutral bathroom suite
- Stripped wooden flooring
- An abundance of light
- Telephone entry system
- Close to local amenities

In Detail

A beautiful one double bedroom ground floor apartment for sale in Taymount Grange, an immaculately maintained 1930s art deco mansion block designed by architect George Bertram Carter.

This charming apartment comprises a spacious reception room, separate fitted kitchen with breakfast bar, neutral bathroom suite and one double bedroom. Further benefits of the block include a telephone entry system, secure bike storage area, live-in caretaker, an immaculately kept communal garden with allotments for residents, a built-in brick barbecue, stripped wooden flooring, built-in wardrobes and so much more. The property is flooded with natural light and enjoys wonderful views across Southeast London and Kent from the original 1930s Crittall windows.

Situated at the end of a quiet leafy cul-de-sac, the property is located approximately 0.4 miles from Forest Hill station offering excellent transport links into London Bridge, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also just a short walk to various local amenities including a variety of restaurants, coffee shops, cafes and gastro pubs and the wonderful Horniman Museum & Gardens.

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

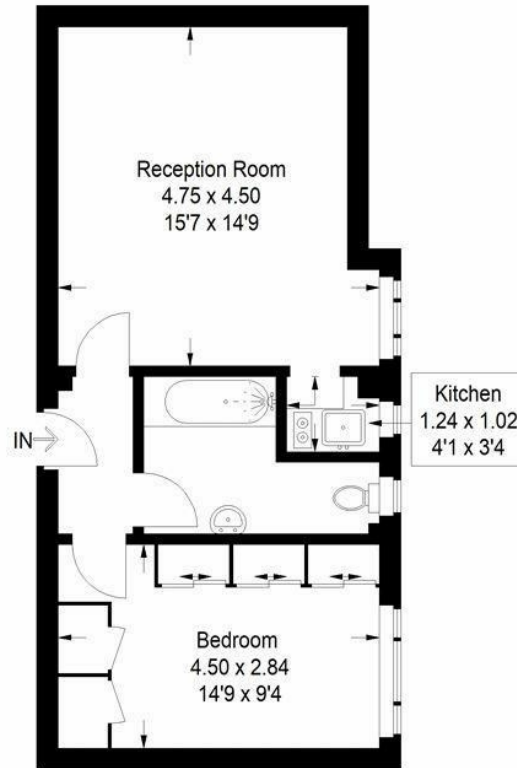
EPC: D | Council Tax Band: B | Lease: 141 years remaining | SC: £225.08 pm | GR: Included in service charge | BI: Included in service charge



Floorplan

Taymount Grange, SE23

Approximate Gross Internal Area
44.1 sq m / 475 sq ft



Ground Floor

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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.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
102 plus) A	61
81-101) B	
69-80) C	
55-68) D	
39-54) E	
21-38) F	
1-20) G	
Not energy efficient - higher running costs	78

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