

THE MODERN HOUSE



Taymount Rise, London SE23
£480,000 Leasehold

Taymount Grange XI

This delightful two-bedroom apartment is within Taymount Grange, a 1930s building instantly recognisable by its white stucco façade and striking green windows. It occupies a highly sought-after corner position on the raised ground floor, with dual-aspect views over the garden grounds. Located in leafy Forest Hill, the building is surrounded by its communal gardens, which comprise wide lawns, woodland and fruit tree-filled allotments.

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.

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The Tour

The apartment is defined by elegant proportions and an abundance of original details, including Crittall windows, picture rails and internal doors with brass door furniture. Tall ceilings add to the overall sense of space and floorboards installed during construction have been carefully retained.

The front door is next to the recently updated kitchen. Understated white cabinetry is offset with a sleek, stainless steel trim that matches the open shelving above.

The adjacent living room has a gentle palette of pale blue and white. Here, wide windows fitted with secondary glazing frame a view of luscious tree canopies out to the cityscape beyond. The generous space allows for versatile furniture arrangement, with room for a dining table.

Two bedrooms lead from here, connected via a long hallway lined with bookcases and original storage cupboards adapted to house a washing machine. The dual-aspect configuration of the main bedroom allows an exceptional quality of natural light to pour in while providing sweeping views across the immaculate communal gardens. A bathroom, largely neutral but with a sky blue-painted wall, is at the rear of the plan.

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, established allotments planted with various 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. 108 years remaining Service Charge: Approx. £3,800 per annum (includes heating and hot water, buildings' insurance, freeholders' administration or management charges, cleaning services, resident caretaker, bike store and communal garden) Ground Rent: Peppercorn Council Tax Band: B

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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”.