

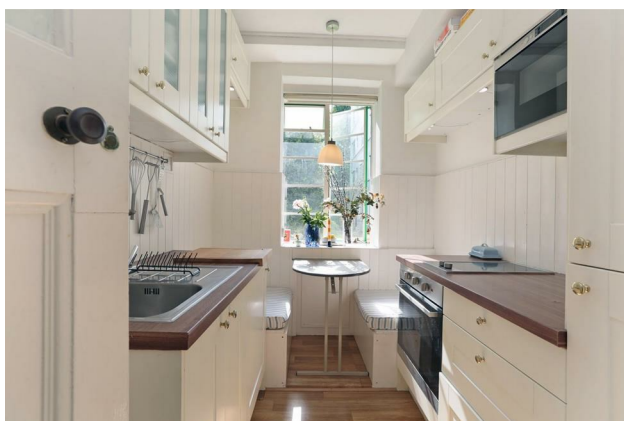
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Flat 7, Taymount Grange, Taymount Rise, London, SE23 3UH

Price Guide £275,000 to £300,000

Property Images



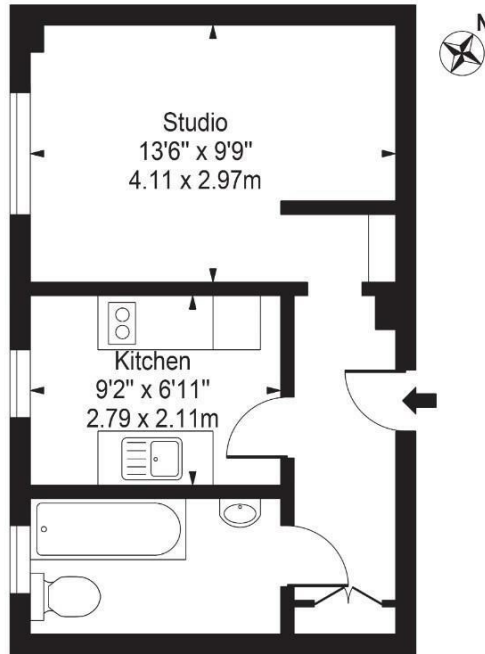
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Taymount Grange,
Taymount Rise, SE23 3UH
Approx. Gross Internal Area 303 Sq Ft - 28.15 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com
This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

EPC

| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 60 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | 73 |

Map



Details

Type: Flat Beds: 0 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Summary

Guide price £275,000 to £300,000. A studio located in the historic Art Deco building that is Taymount Grange. Once a grand development for the affluent in the 1930's, the building is now a striking development of flats retaining much of the original 1930's charisma.

Features

- Long lease over 100 years
- Ground floor flat
- WINDOWS TO ALL ROOMS
- ART DECO STYLE FEATURE WINDOWS
- SOUTH WESTERLY FACING WINDOWS ALLOWING BEAMS OF LIGHT INTO THE FLAT
- SEPARATE KITCHEN AREA
- Historic Art Deco building with allotments on site
- Positioned on a premiere road in SE23
- Dining area with bench seating that converts to a bed
- Guide price £275,000 to £300,000

Council tax A (£1,358 p/yr)

EPC rated: D

Tenure: Leasehold

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First let's start with some of the basic history of this renowned Art Deco building.

When built in the 1930's some of the flats comprised two apartments, a large one for the main occupier and a smaller one for the servant. The flats were advertised with the tag "the servant problem solved". There was also a restaurant, lounge and "guest rooms", as well as seven tennis courts (the former Queens tennis club), a swimming pool and a putting green.

Anyone buying in this building is securing a very affluent and iconic piece of SE23 history.

This studio flat is located on the ground floor of the building.

In the building you experience the original style 1930's lift with Art Deco door and pull across gate which is a lovely feeling. Within the grounds of the development there are allotments which the current owner has use of and future buyers may also be able to benefit from this rare feature.

The first thing to note on entering the flat is that all the windows are south westerly facing allowing beams of light to enter the room (as seen in the images). The Art Deco windows, which are a great feature of the living areas add character and charm that studios rarely offer in this area.

Areas of the studio have been upgraded to offer a striking modernised interior. Thoughtful use of the space accommodates some features you'd rarely find in studio. One such feature is the dining area in the separate kitchen. A cleverly designed dining table with bench seating using the window as the centre piece make this area particularly attractive area for a studio flat. However, what you can't see in the images is that ingenious space converts into a sleeping area! The dining table folds away the bench seating is adjusted to become a bed. What a resourceful and clever feature for any property.

The kitchen being a separate room in a studio (rather than open plan) is a great feature however the kitchen also having its own feature window (commonly kitchens don't have windows) is another fantastic and desirable point.

The bathroom has its own feature window as well. You will see in the images the window dominates one wall of this unexpectedly sized bathroom. Many houses have bathrooms this size let alone a studio flat. The bathroom will please most buyers who have been looking at flats not least to mention having the feature window sets the stage for current day interior design trends.

The property is located approximately 0.2 miles from the town centre. An array of shops including a Sainsburys supermarket, trendy cafes, restaurants and transport links are all in immediate proximity yet, you're tucked away at the top of a hill which feels like it could be a million miles away from it all.

Transport from Forest Hill station will take you to some of the following London stations to name only a handful:

London Bridge in approximately 15 minutes.

Shoreditch High Street in approximately 22 minutes.

Victoria station in approximately 30 minutes.

Canary Wharf in approximately 23 minutes.

The Horniman Museum and Gardens is a well-known local point of interest and can be found approximately 0.3 miles away. With regular events such as a farmer's market, live music and seasonal festivals to name a few.

You can read more about the Horniman museum and gardens here:

<http://www.horniman.ac.uk/>

As well as having a Sainsbury's, Forest Hill is well served with a variety of high-quality independent shops, including a renowned traditional butcher. There are also gastro pubs, a gym, cafés, delis and restaurants to name but a few of its excellent amenities.

The Sylvan Post, a well-known pub, Canvas and Cream and Stag and Bow all variously host, music events, exhibitions and craft days, and have brought to Forest Hill a cool and trendy vibe.

If you ever desire a further choice of drinking and eating establishments, then the vibrancy of Dulwich can be found a walk or bus ride away.

Forest Hill is well known for some of the local schools. In particular, the highly acclaimed Eliot Bank is in proximity and is Ofsted rated "Outstanding" as well as being ranked in the top 10% of Ofsted rated schools.

There is also several Ofsted rated "Good" schools locally and Rose Mount Montessori Primary.