

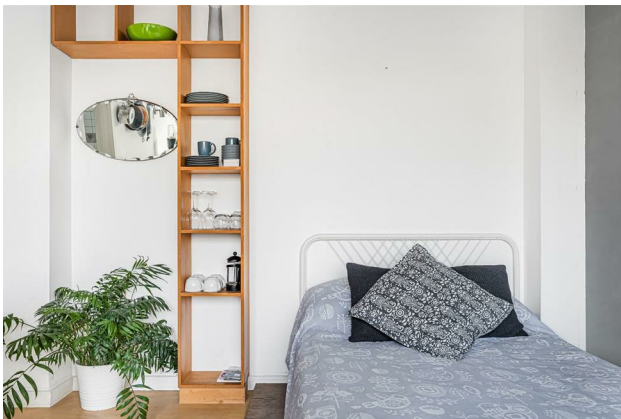
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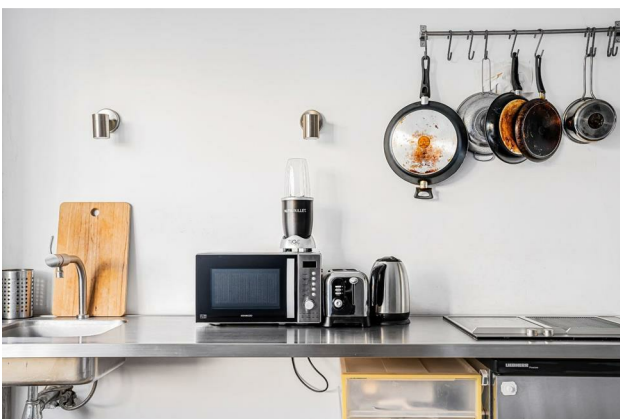
Taymount Grange, Taymount Rise, London, SE23

Guide Price £190,000 to £210,000

Property Images



Property Images



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Approximate Gross Internal Area 227 sq ft - 21 sq m

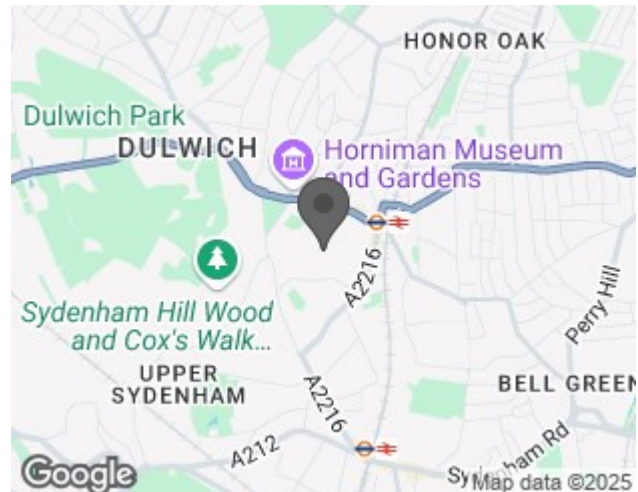


Second Floor

EPC

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

Map



Details

Type: Flat - Purpose Built Beds: 0 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Summary

Guide price £190,000 to £210,000. LIFT, GARDENS, UTILITY CUPBOARD and long lease. 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

- CHAIN FREE • Art Deco Style Feature Windows • Long Lease Over 100 Years • POSITIONED ON A PREMIER ROAD IN SE23 • Built in Storgae • Positioned on Second Floor • GUIDE PRICE £190,000 to £210,000 • Historic Art Deco Building With Allotments On Site • WASHING MACHINE IN CUPBOARD IN HALLWAY • LIFT

Council tax B

EPC rated: C

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 second 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 northerly facing and look directly onto the green space at the top of Taymount rise. The Art Deco windows, which are a great feature of the living areas add character and charm that studios rarely offer in this area.

The studio benefits from raised flooring which helps to create separation between the bedroom space and kitchen space. The washing machine is also kept in the hallway store cupboard to allow more space in the kitchen for storage options.

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.

Verified Material Information

Council tax band: B

Council tax annual charge: £1585.09 a year (£132.09 a month)

Tenure: Leasehold

Lease length: 140 years remaining (189 years from 1976)

Service charge: £2660 pa

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Good, Three - Good, EE - Great

Parking: None

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Lift access

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.