

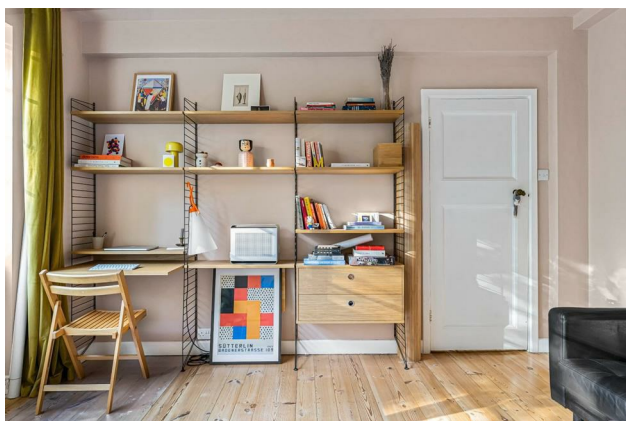
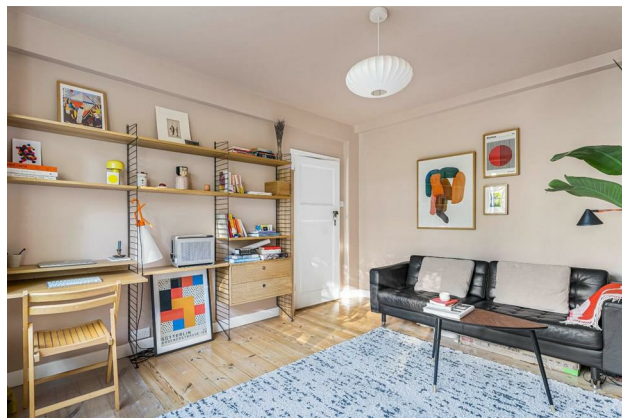
HUNTERS[®]

HERE TO GET *you* THERE

Taymount Grange, Taymount Rise, SE23 2UH

Guide Price £325,000 to £350,000

Property Images



HUNTERS[®]

HERE TO GET *you* THERE

Property Images



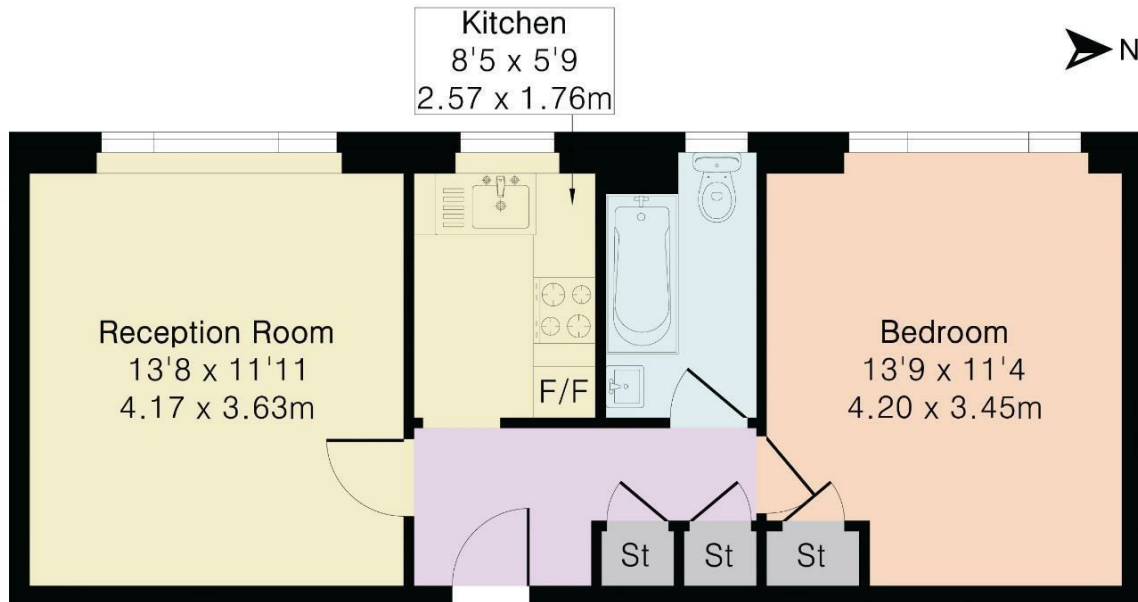
HUNTERS[®]

HERE TO GET *you* THERE

Property Images



Approximate Gross Internal Area 479 sq ft - 45 sq m

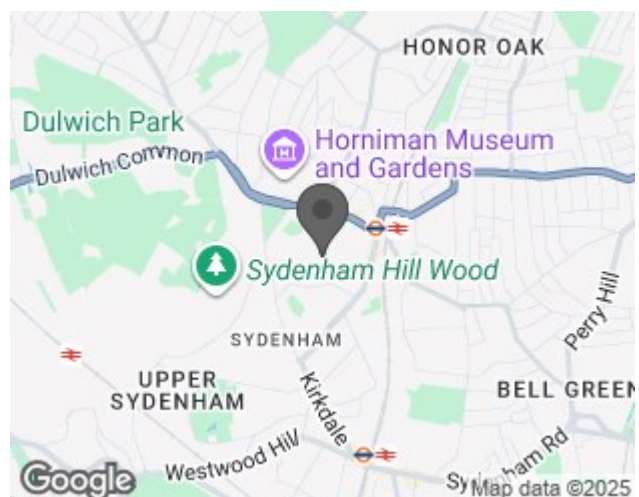


First Floor

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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: Apartment Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Summary

CHAIN-FREE

Asking Price £325,000 to £350,000

Set on the first-floor of the much sought after Taymount Grange is this one-bedroom apartment within moments of Forest Hill Station. Spanning approximately 479 sqft (approx 45sqm) the property has a double bedroom, reception room, separate kitchen and a family bathroom. The property benefits from natural light, views of green spaces from every room and also has secure entry as well as a lift.

Early Viewing Highly Recommended

Features

• CHAIN-FREE • Guide Price £325,000 to £350,000 • One Bedroom Apartment • Recently Renovated Kitchen/ Modern Appliances • Approximately 479 SqFt • Second Floor • Separate Living Room and Kitchen • Views of the Gardens from every room • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

CHAIN-FREE

Council Tax band: B

EPC: C

Tenure: Leasehold

Guide Price £325,000 to £350,000

Set on the first-floor of the much sought after Taymount Grange is this one-bedroom apartment within moments of Forest Hill Station. Spanning approximately 479 sqft (approx 45sqm) the property has a double bedroom, reception room, separate kitchen and a family bathroom. The property benefits from natural light, views of green spaces from every room and also has secure entry as well as a lift.

Taymount Grange is a residential street located in the Forest Hill area of the London Borough of Lewisham, with a mix of properties ranging from purpose built and converted flats, terraced houses and larger detached homes. Many of the buildings on the street date back to the Victorian and Edwardian periods.

The street is situated on a hill and is a popular location for families and young professionals, thanks to its proximity to a range of local amenities, including shops, cafes, and restaurants on nearby Dartmouth Road and Forest Hill Road.

The Horniman Museum and Gardens, which is located nearby, is a popular local attraction that features a range of exhibits and events, including a natural history gallery, an aquarium, and a collection of musical instruments from around the world. The museum is set in beautiful gardens that offer stunning views over London and the surrounding area.

Overall, Taymount Rise SE23 is a desirable location for those looking for a residential area with good transport links, a range of local amenities, and easy access to green spaces and cultural attractions.

Here is what the owner had to say about the property:



10A Dartmouth Road, Forest Hill, SE23 3XU
Tel: 020 3002 4089 Email: foresthill@hunters.com <https://www.hunters.com>



Like most:

- The light! As the property is west facing it still gets sun even in the depths of winter. I also love having natural light in every room.
- The neighbours. We have an incredible community of kind and creative civic-minded folks.
- The greenery. I love waking up to a leafy view. There's also a community-run allotment at the bottom of the garden you can sign up for, as well as plenty of wraparound greenery.
- Our caretaker, he's incredibly helpful and also the first touchpoint for a lot of folks new to the building.
- The wildlife. Taymount Grange is quiet, leafy, and protected from all sides. We've been lucky enough to have fox cubs on our side for a couple of years - it's such a privilege to look out the window and see them play and grow.
- How safe (and quiet) it is. A particular benefit if you're ever coming home late at night or alone.
- The architecture. We have beautiful art deco features - original crittall frames, brass details and wooden floors. I love the generous proportions of the rooms, the flexibility of the space itself and the excellent storage.
- Central heating. It's handy not having to worry about servicing and maintaining your own boiler.

The flat is right in the middle (both vertically and horizontally) between a bunch of other flats and our heating works wonderfully, so it's always cosy. The heating in the whole block is usually on October - March, and there is a heating towel rail in the bathroom which can be used and adjusted year round. All other heating also fully adjustable.

We also have a very strong and proactive residents association.

TRANSPORT

Forest Hill Station is located very closely and offers:

Canada Water in approximately 15 mins
London Bridge in approximately 15 mins
Canary Wharf in approximately 15 mins
Victoria in approximately 25 mins

SCHOOLS

The property is in proximity of four schools which are rated in OFSTED's top 10%. In our experience, this is quite unusual and a very attractive feature of the location. Some of the highly acclaimed local schools include:

St Dunstan's College - Church of England, mixed, primary and secondary. This is a private school. (Rated Independent school of the year 2020 and Independent Senior School of the year 2022)

Rathfern - State, mixed, primary, rated OFSTED "Outstanding".

Kilmore - State, mixed, primary, rated OFSTED "Outstanding".

Dalmain - State, mixed, primary, rated OFSTED "Good".

Fairlawn - State, mixed, primary, rated OFSTED "Outstanding".

Sydenham High School - This is an independent girls school which is highly acclaimed and sought after

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 107 years remaining (125 years from 2007)

Ground rent: £100 pa

Service charge: £4195.26 pa

Lease restrictions: No structural changes without freeholder permission.

Property type: Flat

Property construction: Standard construction

Energy Performance rating: C

Number and types of room: 1 bedroom, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Communal heating system is installed.

Heating features: Radiators

Broadband: FTTP (Fibre to the Premises)

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

Parking: On Street

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

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access and Lift access

Coal mining area: No

Non-coal mining area: Yes