



St. Paul's Conversion, Taymount Rise **SE23**



Description

St. Paul's Church, dated 1863, was converted in 1997 to create five extraordinary homes, combining inspiring original features with modern architecture.

This stunning three bedroom home combines contemporary décor hidden within the historic church stone walls to provide the most unique of living spaces.

Painstakingly restored throughout by the current owner in 2018, the ground floor is presented with a high spec fitted kitchen offering ample surface level and eye level storage space. There is a beautiful original crittel window and The space then leads to the dining area with eye-drawing triple heighted vaulted ceiling and striking chandelier. To the rear is a spacious bedroom and family bathroom.

An open plan living area with views up to the very top of the property can be found on the first floor with double doors leading to a secluded outside terrace space ideal for BBQ action.

The master suite boasts another stunning original church window and a spiral staircase leading up to the master bathroom with a walk-in shower room and separate free standing bath.

At the apex of this stunning home is a bright and airy third bedroom currently set up as a home office. This room has a custom bookcase built into 'the Gods' in the roof of the church.

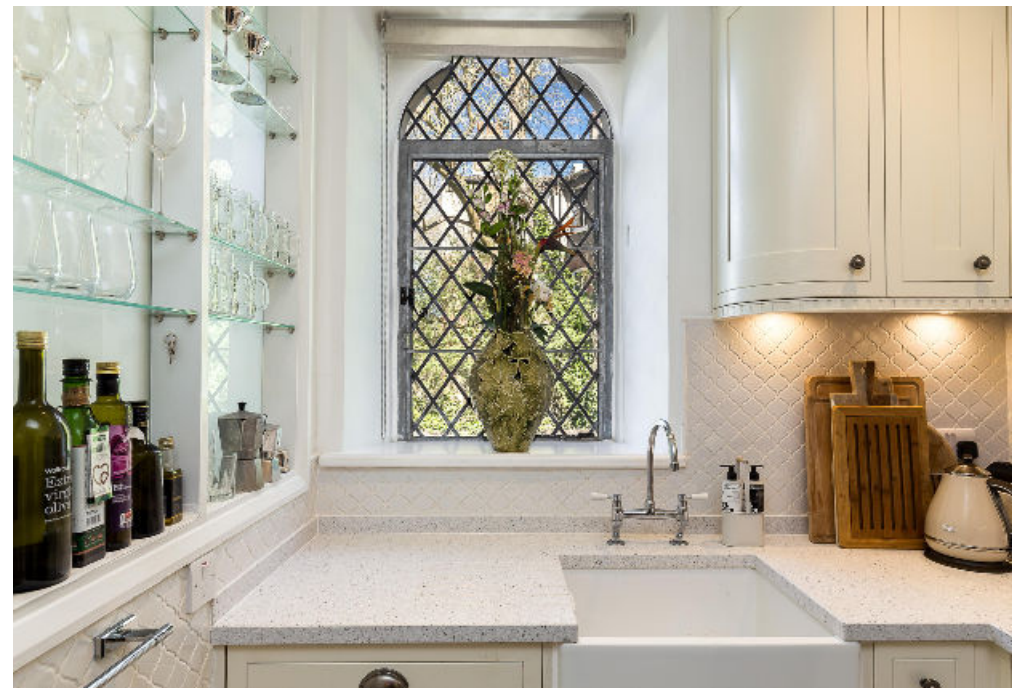
Location

This property is ideally situated on a quiet road located on the boarder of Forest Hill and Dulwich. Forest Hill's main thoroughfare has a lovely selection of cafes, restaurants and boutique shops.

The Horniman Museum and Gardens are also nearby as well as Sydenham Hill Woods and Dulwich and Sydenham Golf course.

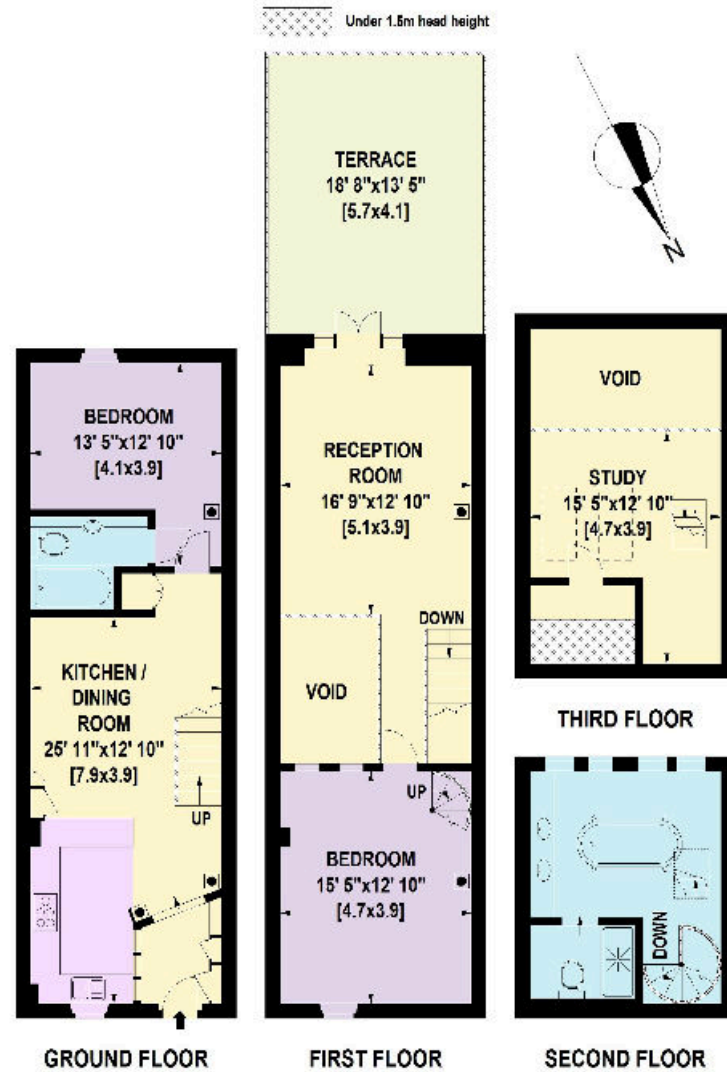
Transport links are fantastic as the property is walking distance to Forest Hill station (0.3 miles) which has fast links to Highbury & Islington, Clapham Junction, London Bridge and London Victoria. The station also has easy access to Canary Wharf via Canada Water.

Schools in the area are also fantastic, Fairlawn Primary School is within walking distance as well as Eliot Bank Primary School, Stillness Infant School and Alley'n's School. All distances are approximate.









Approximate Gross Internal Area : 131.5 Sq. metres
(Excluding Voids) 1416 Sq. feet

Excluding Restricted Height : 1.9 Sq. metres
20 Sq. feet

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Tenure: Freehold

EPC: D

Council Tax Band: F

Local Authority: Lewisham Council

Guide Price £950,000

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated April 2019.

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