HUNTERS®

HERE TO GET *you* THERE

Taymount Grange, Taymount Rise, SE23 3UH

Guide Price £200,000-£225,000

Property Images

HUNTERS®

HERE TO GET *you* THERE

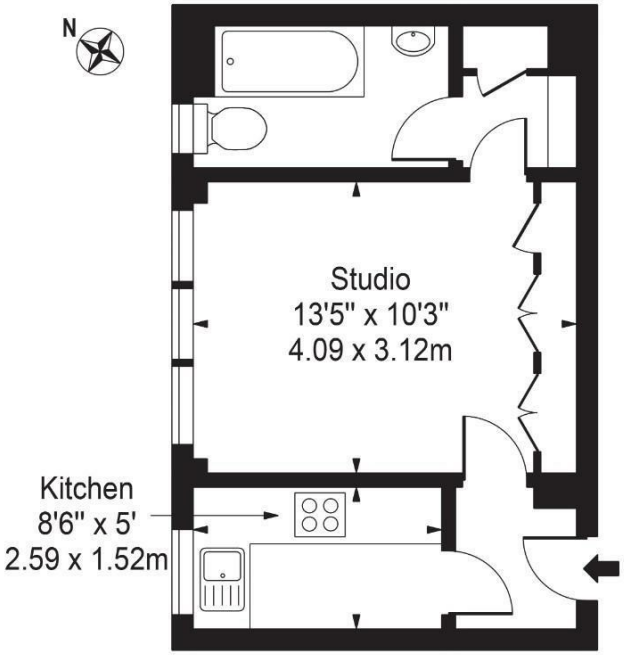
Property Images

HUNTERS®

HERE TO GET *you* THERE

Taymount Grange, SE23 3UH

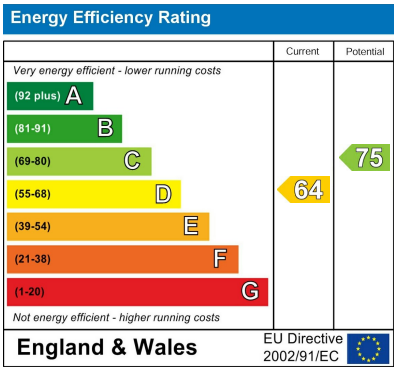
Approx. Gross Internal Area 283 Sq Ft - 26.29 Sq M



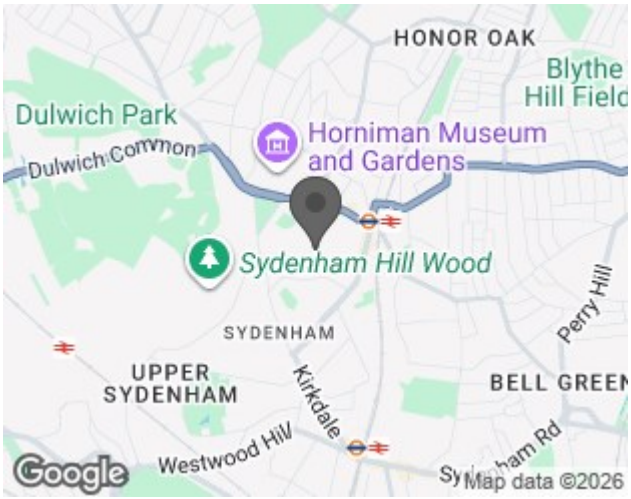
Lower Ground Floor

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



Map



Details

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

Guide price £200,000 to £220,000. LIFT, GARDENS, 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 Syle Feature Windows • Long Lease Over 100 Years • POSITIONED ON A PREMIER ROAD IN SE23 • Built in Storage • GUIDE PRICE £200,000 to £220,000 • Historic Art Deco Building With Allotments On Site • LIFT

Council tax A

EPC rated: D

Tenure: Leasehold

FREE conveyancing quotation via Hunters for a "no sale, no solicitor fee" conveyancing service

FREE mortgage consultation via Hunters - just call us to book in

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.

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. .

The studio benefits from a studio room with a separate kitchen and bathroom.

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.

Hunters estate agents Forest Hill have sold several houses and flats on Hurstbourne Road in SE23 over the last 10 years. The stats from a sale include:
• Offers received for 10.52% above the bottom of the guide price
• 1 viewing
• 2 offers received
• Offers received in 3 days of going to market
• Offer accepted on the 16th day of going to market

Verified Material Information

Council Tax band: A

Tenure: Leasehold

Lease length: 106 years remaining (125 years from 2007)

Ground rent: £100 pa

Service charge: £3130 pa this includes hot water and heating.

Lease restrictions: The lease imposes several restrictions designed to maintain the building's Art Deco character, ensure quiet enjoyment, and manage shared services. No structural changes, heating from October-March, subletting permissions required from landlord.

Property type: Flat

Property construction: Standard construction

Energy Performance rating: C

Number and types of room: 33 bedrooms

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: None

Broadband: FTTP (Fibre to the Premises)

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: Lift access, Level access shower, and Lateral living

Coal mining area: No

Non-coal mining area: Yes

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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.