



Taymount Rise, SE23 | £325,000

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# In General

- Double bedroom
- Off street parking
- Communal garden
- A long lease
- Large storage room
- An abundance of natural light throughout
- Close to local amenities
- Excellent transport links

# In Detail

A beautifully presented one-bedroom flat for sale on the highly sought-after Taymount Rise, benefitting from a communal garden and ideally located just moments from Forest Hill station.

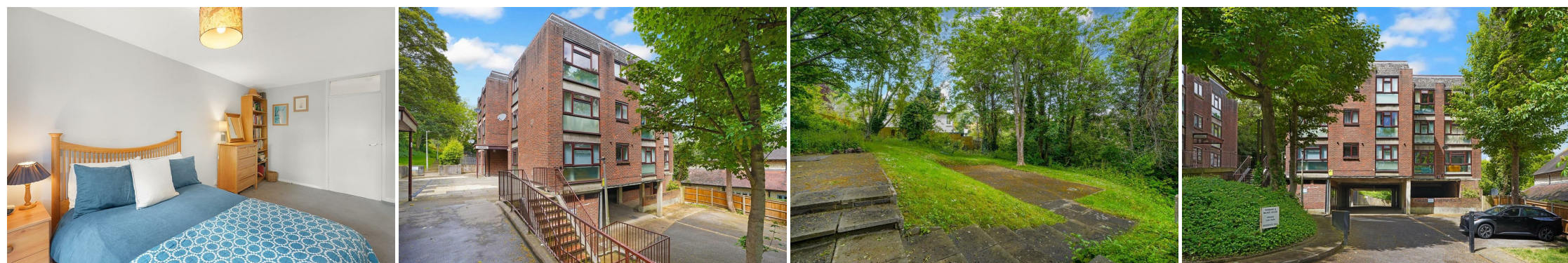
This charming home has been recently redecorated throughout and offers bright, well-balanced accommodation ideal for first-time buyers, professionals or investors alike. The property comprises a generous double bedroom, a sleek contemporary bathroom suite complete with newly retiled flooring, a separate fitted kitchen, and a bright and spacious reception room enhanced by large windows that flood the space with natural light. New flooring has also been installed in both the living room and hallway, adding to the home's fresh and modern feel.

Further benefits include a well-maintained communal garden for residents to enjoy, off-street parking, a long lease, a large storage room currently being used as a walk-in wardrobe and an abundance of natural light throughout.

The property is situated just 0.2 miles from Forest Hill station and offers excellent transport links to London Bridge, Victoria, Canary Wharf, Shoreditch, the City, and beyond. It is also ideally located for access to local green spaces, including Horniman Gardens, Dulwich and Sydenham Woods, One Tree Hill, Dulwich Park, and Peckham Rye Park. The vibrant heart of Forest Hill is just a short walk away, offering a wide range of restaurants, supermarkets, independent cafés, boutique shops, and gastropubs.

Viewings are highly recommended. Call the Pedder Forest Hill sales team to arrange a viewing.

EPC: C | Council Tax Band: B | Lease: 176 years remaining | SC: £1,879.08 pa | GR: Peppercorn | BI: Incl. in SC



# Floorplan

Milner Road, SE23

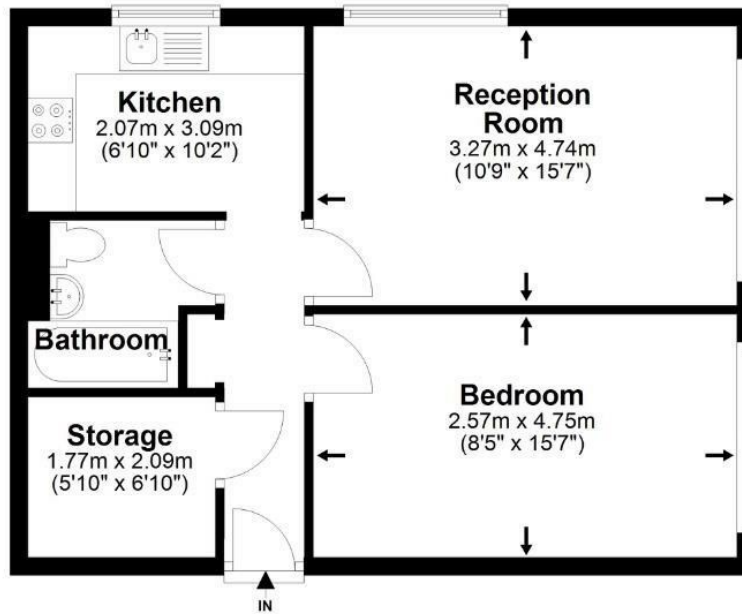
Total\* = 47.1 sq. m / 506.9 sq. ft

Ground Floor = 47.1 sq. m / 506.9 sq. ft

☐ = Reduced head room below 1.5m



## Ground Floor



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		72	73
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		

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