

# THE MODERN HOUSE



*Taymount Rise, London SE23*  
*Sold*

## Taymount Grange IX

This sensitively renovated two-bedroom apartment sits within Taymount Grange, one of London's best-preserved modernist estates. Designed by George Bertram Carter and built between 1935 and 1936, the estate is on a wonderfully elevated spot in leafy Forest Hill. The flat occupies a highly sought-after corner position within the building and has been sympathetically updated with the original modernist ethos in mind. Surrounded by extensive communal gardens, allotments and wide lawns, the building sits close to all the area has to offer, from its woodland walks to the popular Horniman Museum.

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## Taymount Grange IX

### *The Building*

Taymount Grange is instantly recognisable by its white-painted stucco façade and striking mint green-framed Crittall windows. Its communal areas are in great condition and still retain many of their original modernist features. Smart lifts and richly carpeted stairwells hint at the glamour of the building's early life, when a restaurant and lounge occupied the lower floors. The apartment has a caretaker, an intercom system for access and plenty of bike storage. For more information on Taymount Grange, please see the History section below.

### *The Tour*

The front door sits next to the recently renovated galley kitchen, characterised by its understated white cabinetry topped with cool grey-veined quartz worksurfaces. Plywood shelves – a material accent that continues elsewhere in the apartment – add plenty of additional storage.

The living area is adjacent, where impressive original Crittall windows frame a view of luscious tree canopies. A beautifully proportioned space, the apartment's original picture rails emphasise the tall ceilings in this room that continue throughout. Floorboards installed during the building's construction have been carefully retained and stripped back, bringing warmth to a decorative palette of predominantly white-washed walls.

Two spacious bedrooms lead from here, connected via a long hallway with original storage cabinets and associated door furniture, which sit boldly against the pink raw plaster walls. The dual-aspect configuration of the main bedroom allows an exceptional quality of natural light to pour in while providing sweeping views across the immaculate communal gardens. A neutral bathroom sits at the rear of the plan.

### *Outdoor Space*

All residents of Taymount Grange enjoy the use of communal gardens to the front and rear of the building. These tranquil spaces include a shared barbecue area and established allotments with a variety of fruit trees.

### *The Area*

Taymount Grange is located close to the Horniman Museum and Gardens. It's well placed for the shops and restaurants of Dulwich Village and East Dulwich, as well as the open spaces of Sydenham Woods and Dulwich Park. Local highlights include Bona, Pantry, and Aga's Little Deli.

All of the amenities of Forest Hill, including its railway station, are approximately five minutes away on foot. Regular trains run from Forest Hill to London Bridge, with a journey time of 12 minutes. The station is also a part of the London Overground, with services running to Dalston via Canada Water (Jubilee Line), Shadwell (DLR), Shoreditch High Street and Whitechapel (District and Hammersmith & City Lines).



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Tenure: Leasehold Lease Length: approx. 141 years remaining  
Service Charge: approx. £3800 per annum  
Ground Rent: approx. Peppercorn Council Tax Band: B



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## About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.