

THE MODERN HOUSE



Taymount Rise, London SE23
Sold

Taymount Grange VIII

This characterful one-bedroom apartment is on the top floor of the little-known modernist gem Taymount Grange. Internally, the space is enlivened by geometric tiles and pops of colour, highlighting carefully preserved original features, including large crittall windows that frame the surrounding greenery. The estate has ample green space and extensive communal gardens, which contain allotments and wide lawns. The building lies at the centre of Forest Hill with its leafy woodland walks and many lovely cafes.

The Building

Designed by George Bertram Carter, Taymount Grange is remarkably evocative of its era, its white-painted stucco punctuated by striking mint-coloured Crittall windows. Its communal areas are in very good condition and still retain many original Art Deco features. There is lift access to all floors from the entrance lobby. Richly carpeted stairwells hint at the glamour of the building's early life when a restaurant and lounge occupied the lower floors. The building also has a caretaker and plenty of bike storage. For more information, please see the History section below.

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The Tour

The apartment has an intercom system for access. Entry to the apartment is on the third floor, opening into a hallway lined with peg board storage for hanging coats.

Off the hallway is a bright living room and kitchen, where a Crittall window, complete with brass handles, frames elevated views of the communal gardens whilst simultaneously drawing in a wealth of light. Original floorboards run underfoot and have been painted in white adding to a sense of airiness. A smartly composed kitchen has been arranged along two walls around a central dining area. Bespoke ply cabinetry, faced in Ecru, house a large butler sink and have been topped with warming oak tones. The splashback has been lined with encaustic tiles, handmade in Morocco, for a pop of colour. Shelving has been introduced above the units for displaying cookbooks and kitchenware. Original doors can be found throughout the apartment.

The main bedroom is located on the far end of the plan and is also characterised by a large Crittall window. Mirroring the living space, the bedroom looks out onto the green lawns. A dusty pink hue adorns a feature wall that chimes harmoniously with dark wooden flooring creating a sense of calm.

Located between the living area and bedroom is a modern bathroom fitted with neutral tiles and chrome sanitary ware. Storage has been thoughtfully maximised across shelving and recessed nooks for toiletries. The room feels incredibly bright, care of a large Crittall window that sends ripples of light across the space.

Outdoor Space

All residents of Taymount Grange are able to use the wonderful communal gardens to the front and rear of the building. These tranquil and verdant 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 is 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 the 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 now part of the London Overground, with trains 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. 120 years remaining
Service Charge: approx. £2,400 per annum
Ground Rent: approx. £120 per annum 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”.