

# THE MODERN HOUSE



*Taymount Rise, London SE23*  
*Sold*

## Taymount Grange IV

Designed by George Bertram Carter and built between 1935 and 1936, Taymount Grange is a little-known modernist gem. This recently renovated top floor two-bedroom apartment has a prime corner position within the building and sweeping southerly views. The block is set in extensive communal gardens which contain allotments and wide lawns. For more information on the building and architect, please see the History section below.

### *The Tour*

There is lift access to all floors from the entrance lobby; all communal areas of the building are in very good condition. The building has a caretaker and bike storage. 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.

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The apartment has an intercom system for access. The entrance is opposite the kitchen and offset from the bright south-facing living space. Original metal-framed windows offer far-reaching views from the building's elevated position; secondary glazing has been installed throughout. Engineered oak floorboards run underfoot in the main living spaces and wrought-iron radiators have been installed. Built-in cabinetry lines the rear wall, providing an abundance of storage that continues through the hallway beyond.

The kitchen has been recently refurbished and is characterised by a thoughtful mix of materials; there is a tiled floor and splashback, and a Vola tap set against wooden worktops and shelving. A large window overlooks the communal garden and illuminates the space.

There are two spacious double bedrooms, both of which have plenty of built-in storage and are decorated in a neutral palette. The main bedroom is currently configured as a workspace; occupying a coveted corner position with views to the south and east, it receives differing shades of light over the course of the day. The second double bedroom is a bright room adjacent to the bathroom.

A generous window in the bathroom allows light to pour in across the white tiled surfaces and wooden accents that mirror the palette elsewhere. There is an angled bathtub that makes excellent use of space; storage is neatly concealed behind mirrors that span the length of the room.

### *Outdoor Space*

All residents of Taymount Grange enjoy the use of communal gardens to the front and rear of the building. The gardens include a shared BBQ 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).

Tenure: Leasehold Lease Length: approx. 107 years remaining Service Charge: approx. £3,000 per annum Ground Rent: approx. £100 per annum Council Tax Band: B



*London, South London  
Sold*

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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”.