

THE MODERN HOUSE



Taymount Rise, London SE23
Sold

Taymount Grange V

Designed by George Bertram Carter and built between 1935 and 1936, Taymount Grange is a wonderfully preserved modernist estate positioned within the leafy Forest Hill. This recently renovated top-floor two-bedroom apartment occupies a highly-sought after corner position with wide sweeping views of the area. The estate sits within extensive communal gardens, which contain allotments and wide lawns.

The Building

Taymount Grange is instantly recognizable by its white-painted stucco punctuated by the striking mint-coloured Crittall windows. Its communal areas are in very good condition and still retain many of their original deco 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 an intercom system for access. The building also has a caretaker and plenty of bike storage. For more information, please see the History section below.

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Taymount Grange V

The Tour

The front door sits next to the galley kitchen, set back from the bright south-facing living space. Original Crittall windows frame far-reaching views from the building's elevated position; secondary glazing has been installed in the living room and bedrooms. Floorboards installed during the building's construction have been carefully retained, stripped back and lime-washed and flow throughout the apartment.

The kitchen has been recently refurbished with dark green cabinetry and plywood-edged work surfaces. The cork flooring in this room sympathetically harks back to the building's modernist origins. A large window overlooks the communal gardens, illuminating the space.

From the living area, a long hallway, still with its original cabinetry and door furniture leads to two spacious bedrooms and a light-filled bathroom. Both bedrooms have plenty of built-in storage and are decorated in a neutral palette. The main bedroom is dual-aspect, with uninterrupted views across the treetops.

Predominantly executed in off-white oblong tiles, the bathroom has been completely reconfigured to maximise space. Brass fixtures add a dash of warmth to the overall palette, as does the vintage cabinet, which houses a large ceramic sink. There is underfloor heating, as well as a heated mirror.

Outdoor Space

All residents of Taymount Grange enjoy the use of communal gardens to the front and rear of the building. These tranquil gardens include a shared barbeque 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. 142 years remaining Service Charge: approx. £3,000 per annum Ground Rent: approx. Peppercorn 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”.