

THE MODERN HOUSE



Taymount Rise, London SE23
Sold

Taymount Grange VI

This incredibly elegant one-bedroom apartment is on the ground floor of the little-known modernist gem Taymount Grange. Internally, sensitive contemporary additions have been meticulously introduced to complement a plethora of original features. The estate has an abundance of green spaces and sits within extensive communal gardens, which contain allotments and wide lawns. The building sits at the centre of Forest Hill with its leafy woodland walks and many lovely cafés.

The Building

Designed by George Bertram Carter, Taymount Grange is instantly recognisable 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 art 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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London, South London
Sold

Taymount Grange VI

The Tour

Recently renovated by the current owner, the interior aesthetic of this apartment is characterised by pale, pared-back tones which are utterly sympathetic to the building's art-deco character. Floorboards installed during the building's construction have been carefully retained and exposed. Likewise, the original Crittall windows, complete with brass handles, remain, allowing light to flow around the plan. Original cast-iron radiators have been refurbished throughout.

The apartment has an intercom system for access. Entry to the apartment is on the ground floor, opening into a hallway lined with shelving that connects all the rooms. The kitchen and living space overlooks the beautifully maintained communal lawns and feels very private. The kitchen has been recently refurbished with sleek white cabinetry and plywood-edged work surfaces.

The bathroom sits centrally between the living area and the bedroom. The room feels incredibly bright, care of a large Crittall window that sends ripples of light across the space. The walls have been completely retiled with white porcelain tiles, and dark grey grouting has been added to create a subtle contrast. A built-in bath has been fitted with a roomy waterfall shower and a neat ceramic Barbican-style sink. Space has been thoughtfully maximised across shelving and recessed nooks for toiletries. Italian terrazzo runs underfoot.

The airy main bedroom is located on the far end of the plan and is also characterised by a large Crittall window and original built-in cabinet. Mirroring the living space, the bedroom also looks out onto the green lawns.

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. 109 years remaining Service Charge: approx. £2,000 per annum Ground Rent: approx. £200 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”.