

THE MODERN HOUSE



London SE23
Sold

Taymount Rise

This exceptionally well-executed three-bedroom maisonette is positioned on Taymount Rise, a peaceful, leafy street in the heart of Forest Hill. It has recently been reconfigured and renovated to the immaculate design of the current owner, an architect. The interiors are a marriage of contemporary style and a curated palette of sleek materials, illuminated by an abundance of natural light. A generous private split-level garden extends to the south-east, with a private garage lying just beyond.

The Tour

A shared path rises past mature trees and bushy hedging to a private flight of external steps, bounded by black metal balustrades and railings. A small landing sits in front of the front door. The entrance opens onto a cleverly conceived set of sun-filled rooms, which are united by their exacting aesthetic and decidedly contemporary atmosphere. The maisonette is arranged over two bright, airy floors and makes excellent use of space, displaying wonderful attention to detail throughout.

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The entrance hall has a large cupboard and wide, lightly whitewashed floorboards in an engineered Douglas Fir. These lead to an expansive open-plan living and dining area, where abundant plywood shelving lines the chimney breast recesses. Also part of this large, fluid space is the immaculate kitchen, replete with a honed black Richlite worktop and simple, pale blue cabinetry. This chimes wonderfully with the striking floor tiles; geometric patterns in black, white, pink and blue.

There are two bedrooms on this floor, both brilliantly bright spaces that have verdant views over the garden and treetops beyond. The larger of the two has bespoke wardrobes and understair storage lining an entire wall. There is also a family bathroom on this floor with tessera mosaic tiling in gentle pink and cream tones, minimalist chrome fittings and beautifully detailed, thoughtfully considered storage cupboards.

A bespoke staircase ascends from the hallway to the recently converted roof space, which has been cleverly reconfigured to create a generous main suite. Exposed joists of whitewashed Douglas Fir extend overhead and allow the ceiling to rise in a lofty fashion. Sunshine streams through the dramatic full-width window. Its reveals, lined in birch-faced ply, frame glorious views of the south London skyline far into the distance, while a strategically placed roof light brightens the designated workspace. The en suite shower offers a contrasting aesthetic with its black tiles and full-height matt black cupboards, which house a washing machine. Tucked into the eaves are more roomy cupboards.

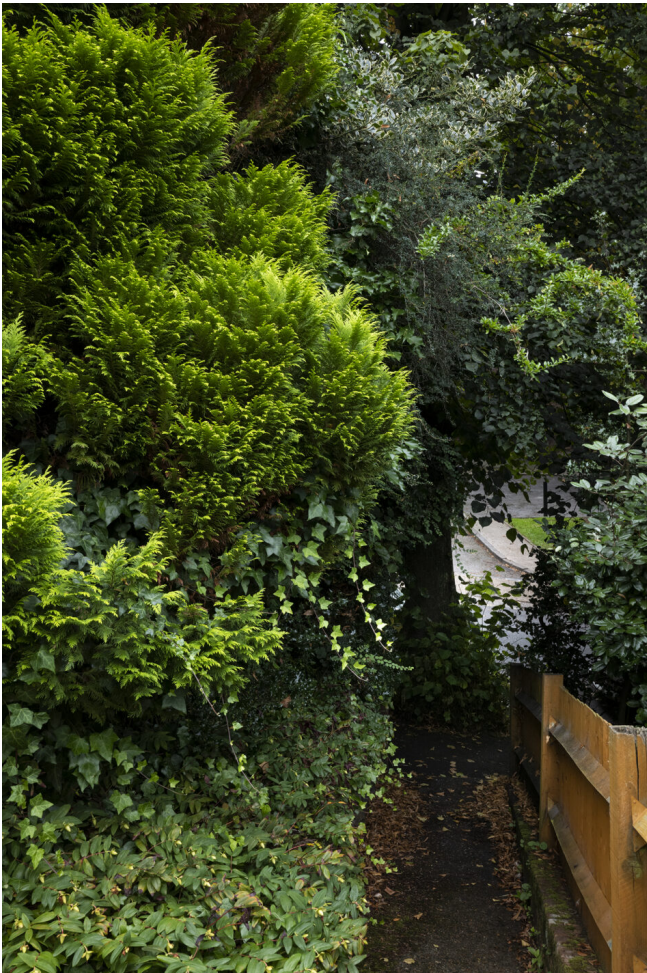
Outdoor Space

The delightful private garden sits to the rear of the maisonette and faces south-east. Capitalising on a slightly sloping plot, it is set out across several levels and is a wonderfully quiet spot to socialise, play and relax or indulge in a spot of gardening and vegetable growing. There is a lovely decked terrace, in front of a garden shed that sits at the far end of the garden. A private garage, with an electric door, lies to the side.

The Area

Taymount Rise sits in the heart of Forest Hill, an extremely popular area of south-east London, in part due to the London Overground extension. As a result, there are plenty of very good independent cafes, restaurants and pubs in the area. Canvas & Cream on the High Street, part café and part gallery, is a great spot for coffee and cake, as is St David Coffee. For a casual lunch or dinner, afternoons and evenings spent in The Signal and Sylvan Post pubs offer great food and drinking options.

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The Horniman Museum and Gardens is a popular destination for young families, with a child-friendly café, anthropological museum and farmers' market every Saturday morning. Taymount Rise is also well placed to access the shops and restaurants of Dulwich Village and East Dulwich, as well as the open space of Dulwich Park. It is within easy reach of several other green spaces and woodland parks including Sydenham Hill Wood and Crystal Palace. Mayow Park is around five minutes away and has tennis courts, a playground and the charming Brown & Green café. Dulwich College, Alleyn's School, James Allen's Girls' School, and Sydenham High School for Girls are all close, as is an "outstanding" German-British kindergarten, which is around two minutes' walk from the house.

All of the amenities of Forest Hill, including the railway station, are approximately five minutes away on foot. Transport links are excellent, with Forest Hill station approximately 10 minutes' walk from Taymount Rise; this runs Overground and Southern Rail services to London Bridge, Canada Water, Shoreditch and Highbury & Islington. Sydenham Hill station is also nearby and offers trains to City Thameslink and Victoria in under 20 minutes.

Tenure: Leasehold Lease length: approx. 939 years remaining Ground Rent: approx. £18 per annum Council Tax: Band C

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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”.