



£325,000 Leasehold
1 bedroom flat

Taymount Rise
Forest Hill

Read all about it...

A light and beautifully presented ground-floor flat in the iconic Taymount Grange—a sought-after 1930s Art Deco mansion block—blending historical charm with modern convenience.

The inviting open-plan kitchen and living area is thoughtfully designed for comfort and functionality. A cleverly integrated breakfast bar maximizes counter space while providing a perfect spot for casual dining. Off the entrance hall, a well-proportioned double bedroom offers generous built-in storage, alongside a spacious, well-appointed bathroom.

Just moments from Forest Hill Town Centre, the flat enjoys excellent transport links, independent shops, supermarkets, and popular dining spots. Forest Hill Station provides frequent Overground and National Rail services to Central London. Nearby, the Horniman Museum and Gardens offer extensive green spaces and a lively Sunday market. An ideal home for first-time buyers or professionals seeking style, character, and convenience.

Tenure: Leasehold (remaining term - 140 years) | **Monthly Service Charge:** £300 (including heating, hot water & building insurance) | **Council Tax:** Lewisham band B

GROUND FLOOR

Entrance Hall

Pendant ceiling light, intercom, wood flooring.

Open Pan Kitchen & Living Room

4.74m x 4.04m (15' 7" x 13' 3")

Crittall windows, pendant ceiling light, fitted kitchen units and breakfast bar, sink with mixer tap, integrated combination oven, grill & microwave, plumbing for washing machine, column radiators, wood flooring.

Bedroom

4.04m x 2.86m (13' 3" x 9' 5")

Crittall windows, pendant ceiling light, built in storage, column radiator, wood flooring.

Bathroom

2.75m x 1.79m (9' 0" x 5' 10")

Crittall window, wall-mounted light, bathtub with shower and screen, washbasin, WC, radiator, tile flooring.



Ground Floor

Total Area: 39.3 m² ... 423 ft²

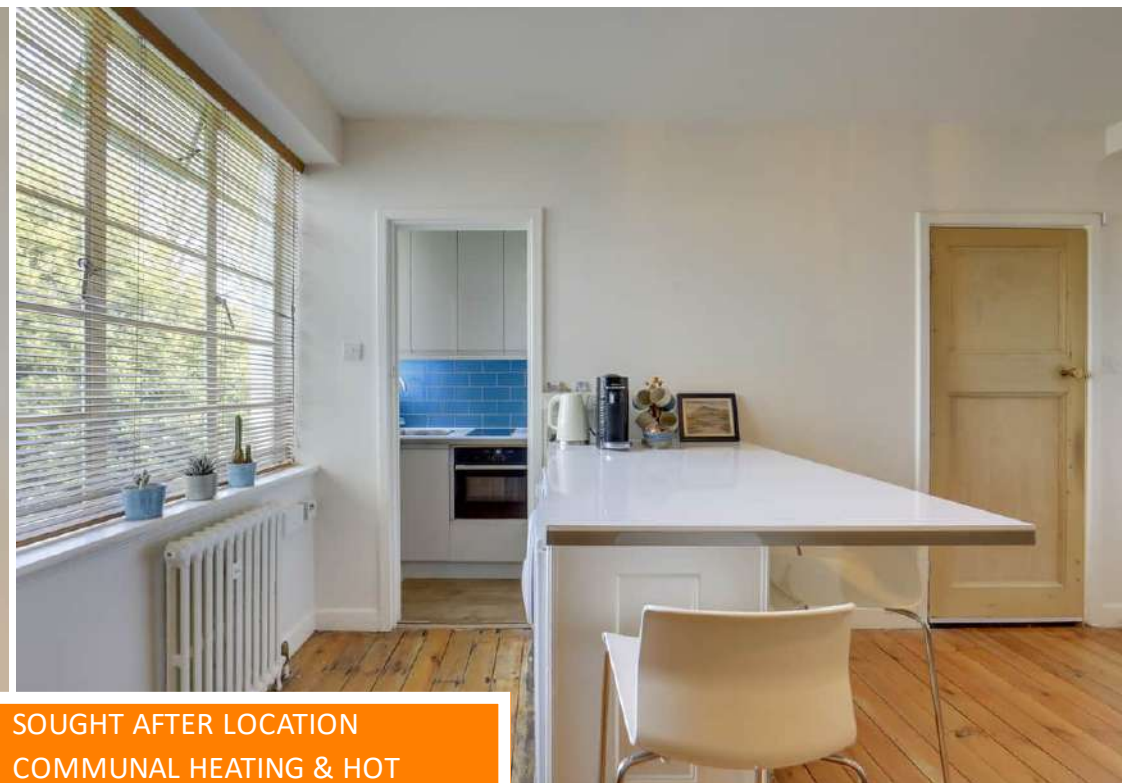
Drawn for Stanfords Sales & Lettings

This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

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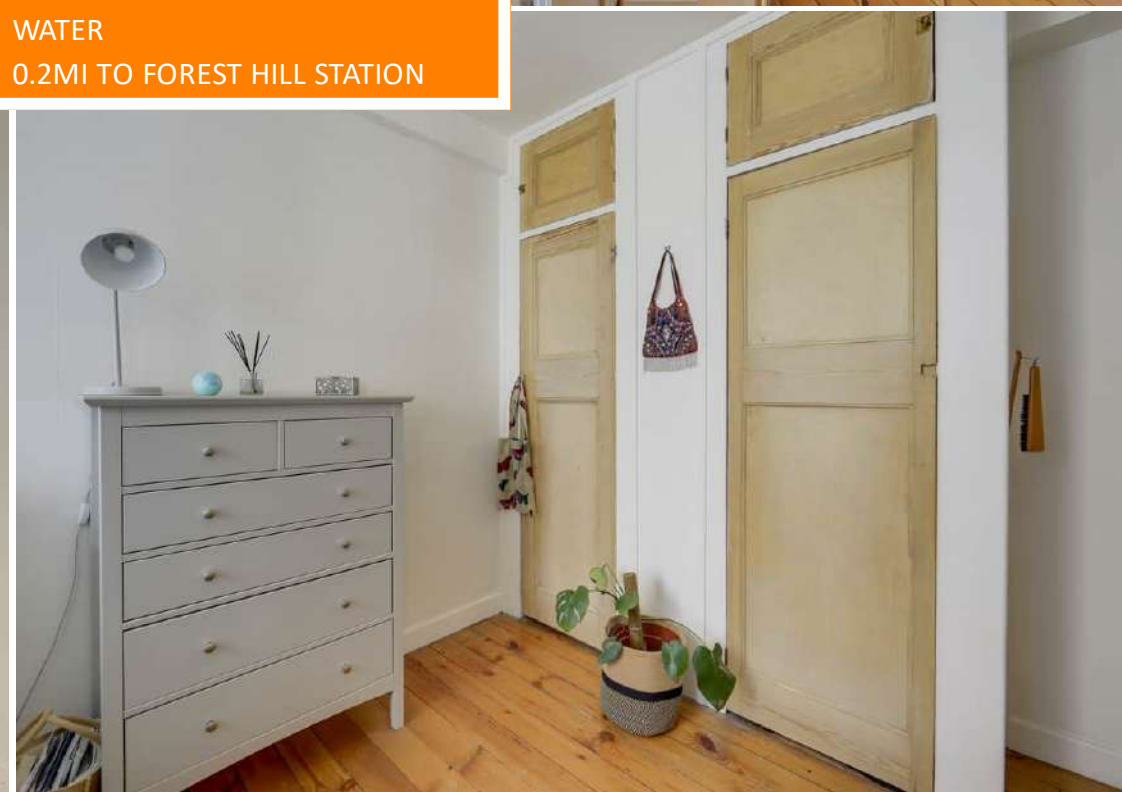
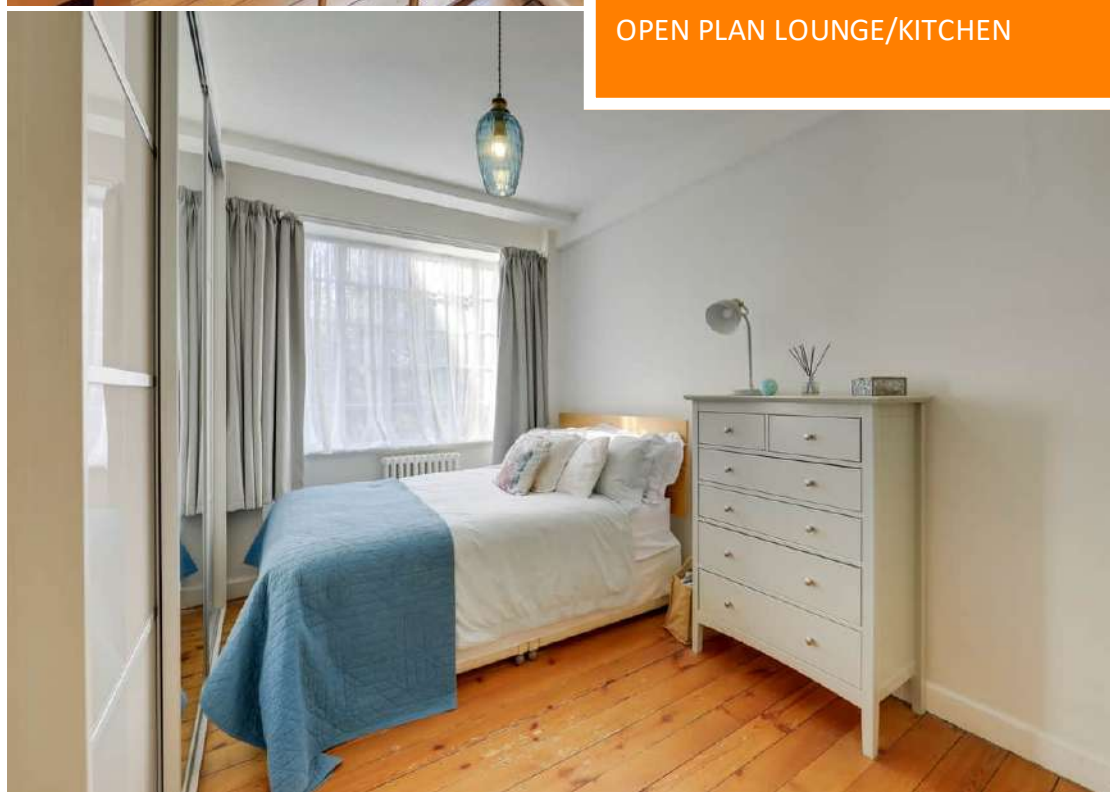
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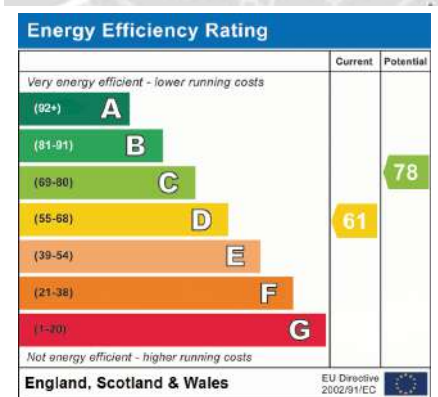
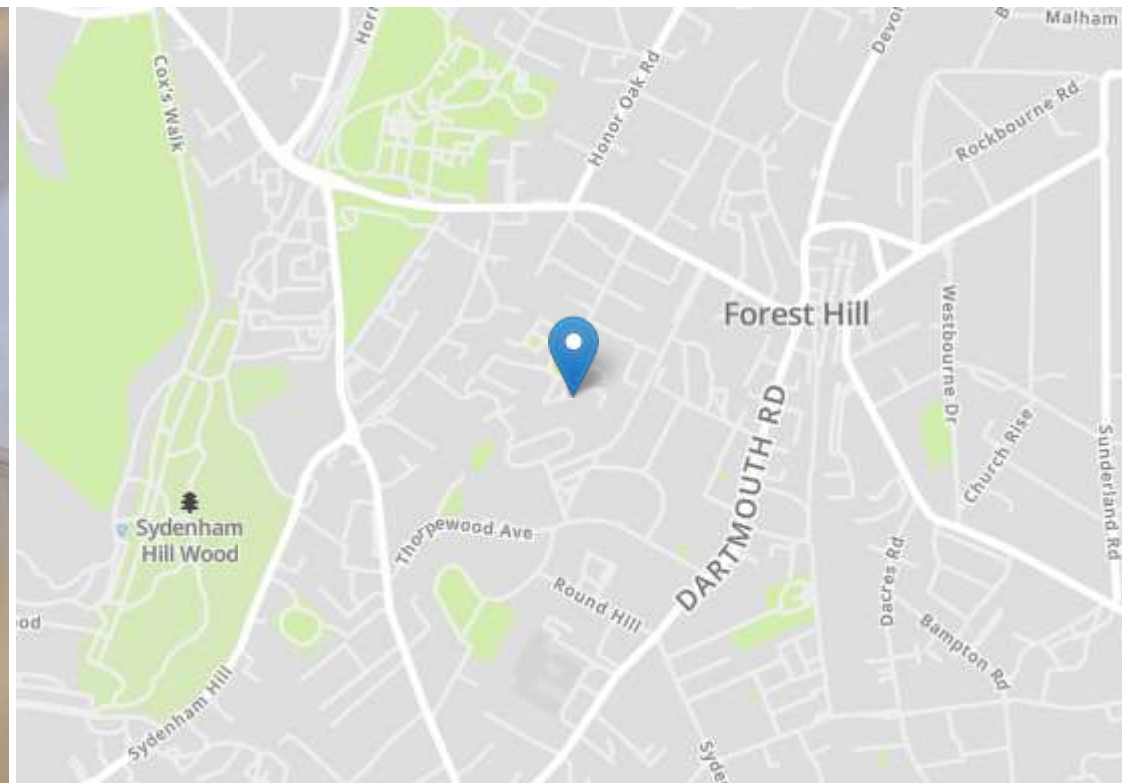
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GROUND FLOOR FLAT
LANDSCAPED COMMUNAL GARDENS
OPEN PLAN LOUNGE/KITCHEN

SOUGHT AFTER LOCATION
COMMUNAL HEATING & HOT
WATER
0.2MI TO FOREST HILL STATION





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