

# HUNTERS®

HERE TO GET *you* THERE

63, Forest Croft Taymount Rise, London, SE23 3UN

Guide Price £300,000 to £350,000

Property Images



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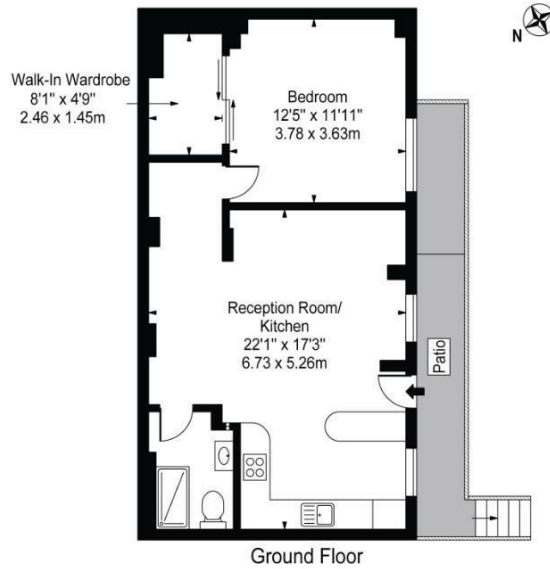
## Property Images



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Forest Croft,  
Taymount Rise, SE23 3UN  
Approx. Gross Internal Area 595 Sq Ft - 55.28 Sq M

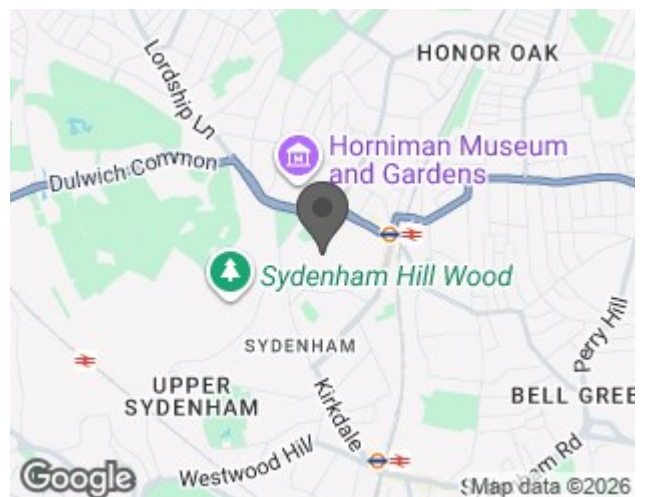


For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com  
This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2023.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: Flat Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

CHAIN FREE, Guide price £300,000 to £325,000. Ground floor flat, PRIVATE PATIO, approximately 600 sq ft of living space which is the size of many 2 bedroom flats, parking, WALK IN WARDROBE OVER 8FT,

## Features

• Own front door • Guide price £300,000 to £325,000 • CHAIN FREE • GROUND FLOOR • Approaching 600 sq ft of living space • Premier Road in the area • WALK IN WARDROBE • Private patio • TOWN CENTRE LOCATION • Parking

Guide Price £300,000 to £325,000

Council tax: C

EPC: C

Tenure: Leasehold

The flat offers over 590 sq ft of space which includes a generous walk in wardrobe and open plan living kitchen area. The size of the flat will be pleasing to many buyers seeking a one bedroom flat in this location. The flat offers the same floor space as many 2 bedroom flats in the local area. However some additional features buyers would be interested to know include:

- Your own front door (no need to use a communal entrance hall)
- Your own private patio area plus communal gardens
- A walk in wardrobe that offers over 8ft in space

Taymount Rise is a residential street located in the Forest Hill area of the London Borough of Lewisham, with a mix of properties ranging from purpose built and converted flats, terraced houses to larger detached homes. Many of the buildings on the street date back to the Victorian and Edwardian periods, and feature distinctive architectural details such as bay windows, decorative brickwork, and tiled roofs.

The street is situated on a hill, and many of the houses offer panoramic views over London. It is a popular location for families and young professionals, thanks to its proximity to a range of local amenities, including shops, cafes, and restaurants on nearby Dartmouth Road and Forest Hill Road.

The Horniman Museum and Gardens, which is located nearby, is a popular local attraction that features a range of exhibits and events, including a natural history gallery, an aquarium, and a collection of musical instruments from around the world. The museum is set in beautiful gardens that offer stunning views over London and the surrounding area.

The area is well-served by public transport, with Forest Hill railway station located nearby providing direct access to central London. The Overground service from Forest Hill also provides links to East and North London. Additionally, several bus routes run along nearby roads, providing further links to other parts of London.

Overall, Taymount Rise SE23 is a desirable location for those looking for a residential area with good transport links, a range of local amenities, and easy access to green spaces and cultural attractions.

Hunters estate agents Forest Hill have sold several houses and flats near Taymount Rise – SE23 over the last 10 years. The stats from a sale include:

- Offers received for 117% of the guide price
- 60 Viewings
- 9 offers received (15% of offers were received compared to viewings!)
- Offers received in 5 days of going to market
- Hunters also let and manage properties close to Taymount Rise, SE23

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 86 years remaining (125 years from 1987)

Service charge: £1015.84 pa

Property type: Flat

Property construction: Standard construction

Energy Performance rating: C

Number and types of room: 1 bedroom, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing and Underfloor heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Good, Three - Good, EE - Great

Parking: Communal

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Stairlift

Coal mining area: No

Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.