

# HUNTERS®

HERE TO GET *you* THERE

**Forest Croft, Taymount Rise, London, SE23**

**Guide Price £300,000 to £325,000**

**Property Images**



# HUNTERS®

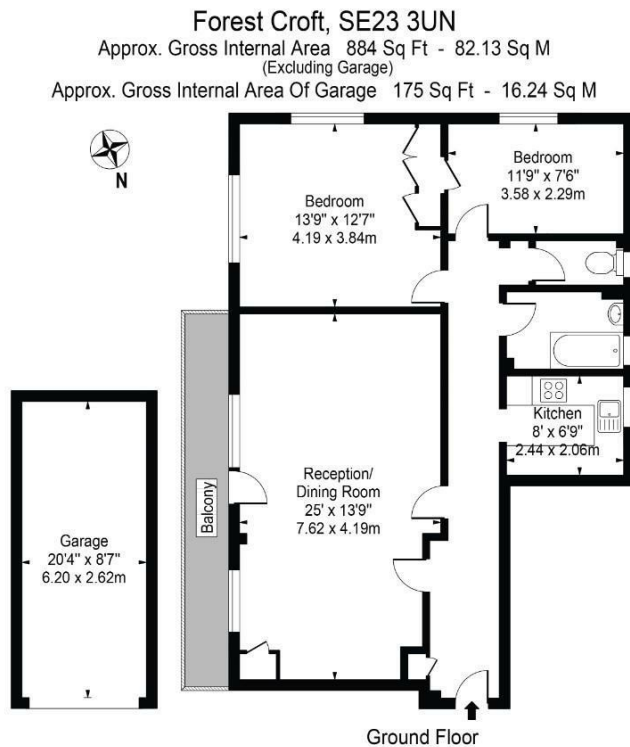
HERE TO GET *you* THERE

## Property Images



# HUNTERS®

HERE TO GET *you* THERE

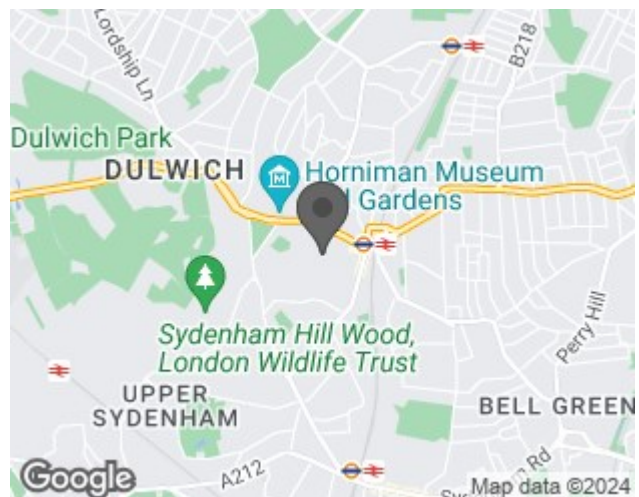


For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)  
This floor plan should be used as general outline for guidance only.  
 All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## 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>	73	82
(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: 2 Bathrooms: 1 Receptions: 1 Tenure: Share of Freehold

## Features

• CHAIN FREE • SHARE OF FREEHOLD • GARAGE • Parking • OVER 880 SQ FT (the size of many 3 bedroom flats) • Potential to create 3rd bedroom (subject to consents) • In need of modernisation • Ground rent is "A Red Rose" (how romantic of the freeholder!) • Easterly facing private balcony • Guide price £300,000 to £325,000

## Description

Council tax: C (£1,614 p/yr)

EPC: TBC

Tenure: SHARE OF FREEHOLD

FREE conveyancing quotation via Hunters for a "no sale, no solicitor fee" conveyancing service

FREE mortgage consultation via Hunters - just call us to book in

PLEASE VIEW OUR FULL HD VIDEO WALK THROUGH – LIKE AND SUBSCRIBE TO OUR CHANNEL FOR PROPERTY MARKET UPDATES

We strongly recommend you view our VIRTUAL TOUR as this will give you much better insight into the property and all its character and potential.

The flat offers over 880 sq ft of space which is the size of many small houses or 3 bedroom flats. In fact, the property offers the potential to be converted into a three-bedroom flat by dividing the living space into two rooms. It's possible that may have been the original layout looking at the construction, however buyers are advised to conduct their own due diligence and should note changes will be subject to any consents needed.

Some additional features buyers would be interested to know include:

Share of freehold with a ground rent being a single red rose. Rare do we ever come across such gestures in the property world as romantic as this!

- Your own private balcony of approx. 25 ft overlooking communal grounds
- Your own end of terrace GARAGE which has visible cracks but we understand this has been structurally repaired and only requires decoration. The owner has paperwork for the structural works which will be provided for solicitor's review once an offer is accepted

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.