



Taymount Rise, SE23

**£350,000 - £375k Guide Price**

Charming one double bedroom period conversion, located on a quiet side street, with shared garden and close to all that Forest Hill has to offer.



## DESCRIPTION

A well-proportioned one double bedroom flat, located in an attractive Edwardian conversion, with shared garden, on a quiet side street in the heart of Forest Hill.

The property has a separate kitchen with newly fitted units, a good-sized double bedroom with sash windows and built in storage and a recently refurbished shower room.

The formal reception to the rear has parquet flooring and double doors leading out to lawned shared garden. Taymount Rise is a quiet side street, yet moments from a selection of cafe's, restaurants, supermarkets and gastro pubs. The property is in good decorative order, requires no work and is ready to move into.

Forest Hill station offers fast and frequent connections to central, west and east London.

Sold with share of freehold, this property would make an ideal investment for any first-time buyer or investor.

## AT A GLANCE

- Period conversion
- Attractive Edwardian building
- One double bedroom
- Recently refurbished
- Sash windows & Parquet flooring
- Shared garden
- Quiet side street
- Close to main stretch in Forest Hill
- 5 mins to Forest Hill station
- Share of freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## LOCATION

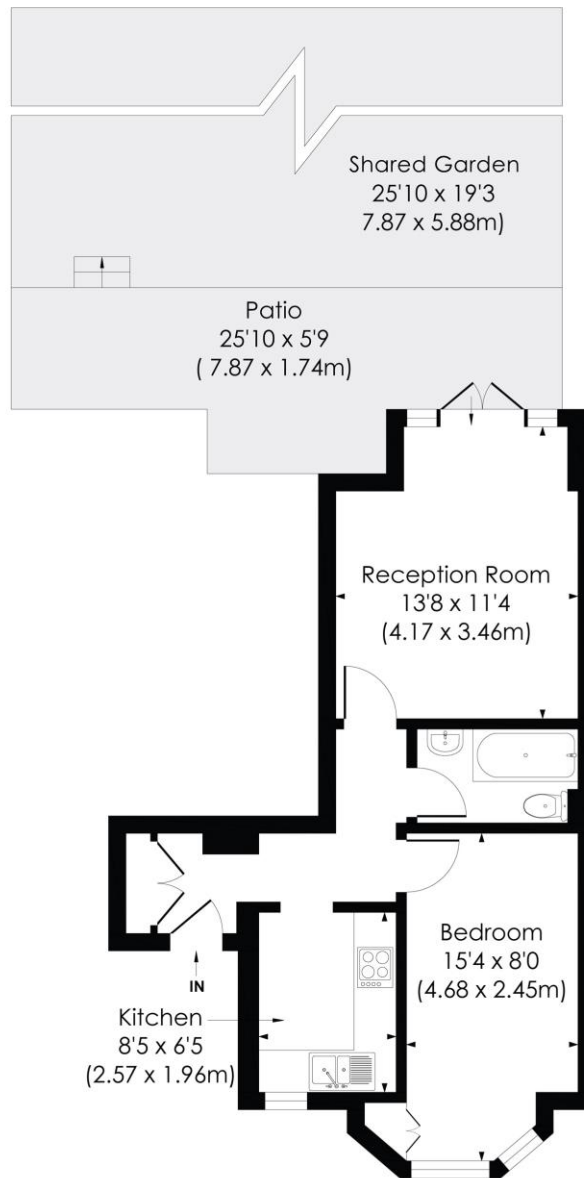
Taymount Rise is located 5 minutes from Forest Hill station with fast and frequent connections to Canada Water and London Bridge. Quiet side street, yet moments from the main stretch offering supermarkets, shops, café's, restaurants and a good range of gastro pubs.

Plentiful selection of green spaces close by, including The Horniman's museum and gardens, Peckham Rye Park, Mayow Park and Sydenham Hills.

# TAYMOUNT RISE, SE23

Approx. Gross Internal Floor Area

**444 Sq. ft/41.23 Sq. m**



GROUND FLOOR

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