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23

**TAYMOUNT**  
**MANSION**









## ABOUT THE DEVELOPMENT

Taymount Mansion is a stunning collection of sixteen 1, 2, and 3-bedroom apartments, elegantly designed to fuse art deco charm with a modern, minimalist twist. Nestled in the heart of Forest Hill, South East London, this development offers refined living in a leafy suburban setting, perfect for professionals, couples, and families alike. Taymount Mansion offers spacious interiors flooded with natural light.

**DESIGN ELEMENTS SEAMLESSLY BLEND CLASSIC ARCHITECTURAL DETAILS WITH SLEEK CONTEMPORARY FINISHES.**

Whether you're drawn to its clean lines or its sophisticated layout, this development provides both style and substance, making it a place you'll be proud to call home.







## ABOUT THE AREA

Forest Hill is a vibrant and eclectic area, known for its rich history, lush greenery, and a strong sense of community.

**YOU'LL FIND AN ARRAY OF INDEPENDENT CAFES, RESTAURANTS AND PUBS TO EXPLORE.**

Meanwhile, beautiful parks and nature reserves offer a healthy dose of tranquillity to juxtapose the city living. Its strong transport links make getting into central London quick and easy. Locally, the area is bustling with creative energy, artisan shops and cultural landmarks.







## CAFE CULTURE

Forest Hill's cafe culture is thriving, with plenty of cosy spots to enjoy a morning coffee or a weekend brunch.

- **St. David Coffee House:** A charming local favourite, known for its delicious coffee and a menu that's as inviting as the atmosphere. They've even been known to sell Christmas trees during the festive season. A staple of the neighbourhood.
- **Canvas & Cream:** This vibrant spot offers an artistic twist on the cafe experience, combining excellent food with an attached art studios available for hire, creating a unique and inspiring environment.
- **Lazy Chef:** Popular with the brunch crowd, Lazy Chef has everything from a hearty full-English to lighter, healthier options to cater to all tastes.
- **Pantry:** An independent, family-run grocery with speciality coffee, a wide range of natural wines and household provisions. What's more, the shop transforms at night into your local cocktail bar – a true favourite with the locals.





## RESTAURANTS

From family-friendly spots to haute cuisine, Forest Hill has a range of dining options just minutes from your door.

- **Babur:** A South East London institution, Babur offers an award-winning menu of Indian cuisine, just a stone's throw from the development.
- **Le Querce:** This family-run Sardinian restaurant is perfect for a cozy meal, offering delicious Italian cuisine with fresh, local ingredients.
- **The Dartmouth Arms inc. MEATliquor:** A classic pub, reimagined with the MEATliquor treatment. Burgers, wings, cocktails and much more
- **Bona:** Your local pizzeria is up there with the best of them. A wood-fired oven and sourdough pizzas made to perfection.



## PUBS & BARS

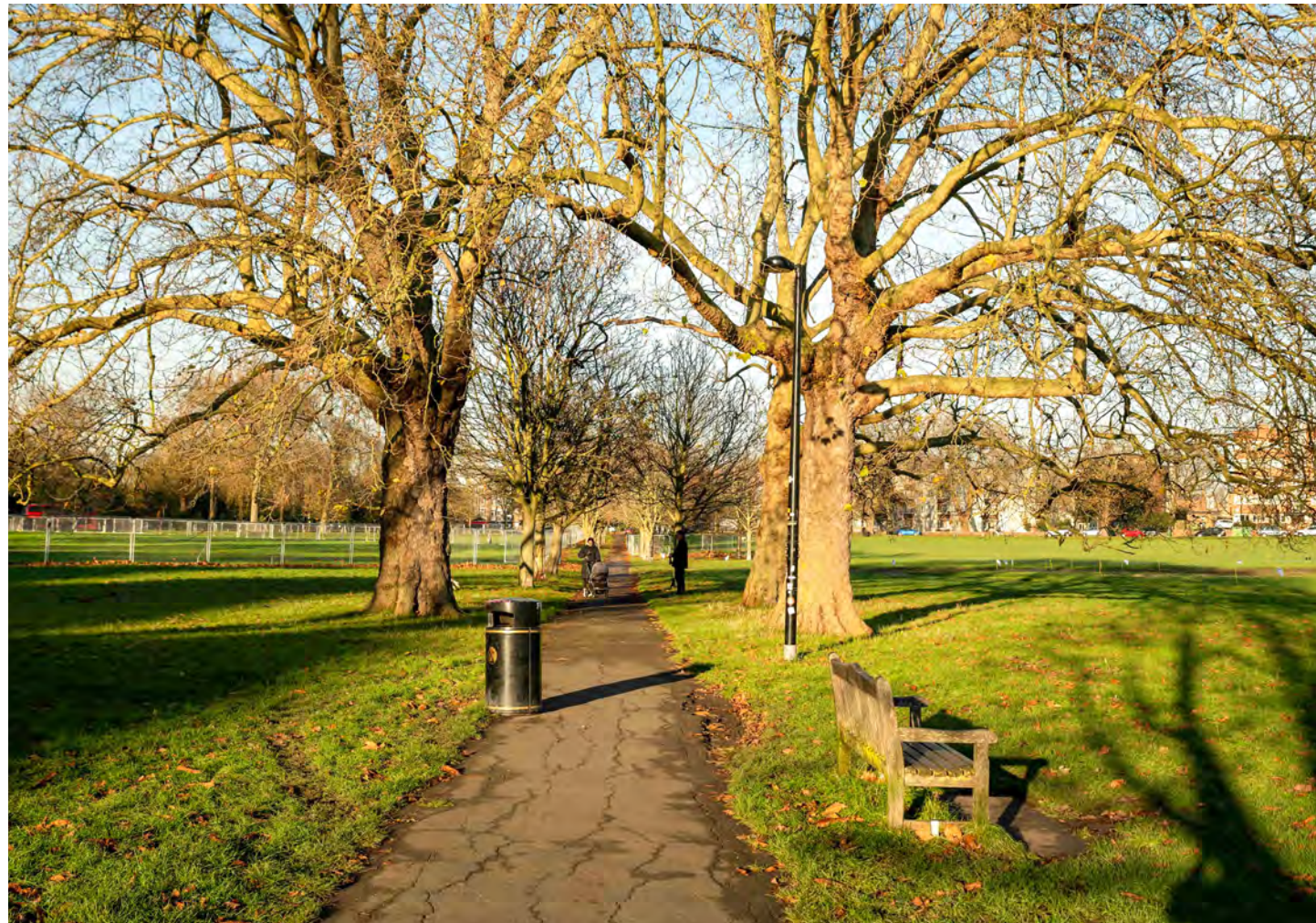
Whether you're looking for a lively evening out or a quiet drink with friends, Forest Hill is home to some of South East London's best-loved pubs.

- **The Sylvan Post:** A quirky local pub with a post-office past, offering craft beers and seasonal menus in a relaxed setting.
- **The Signal:** Known for its live music nights and laid-back vibe, The Signal is a neighbourhood favourite for a good night out or a relaxed Sunday lunch.
- **Perry Hill Pub:** A lively local with wood panelling, great food and drink and a warm, welcoming atmosphere. A finalist in the 2024 Great British Pub Awards.
- **The Honor Oak:** A classic gastro pub offering excellent food, drinks, and regular events like live music and quizzes, this is the go-to for locals looking for a lively yet welcoming atmosphere.









## GREEN SPACES & PLACES

The development is surrounded by beautiful parks, green spaces and recreational areas, perfect for outdoor activities.

- **Horniman Gardens:** Just a short walk away, these stunning gardens offer breathtaking scenery, a museum, nature trail, and butterfly house.
- **Peckham Rye Park:** With over 100 acres of grassland, ornamental gardens, and woodlands, this nearby park is ideal for weekend picnics or a leisurely stroll.
- **Dulwich Park:** A large local park with different gardens, sports facilities, a cafe and a boating lake. A Parkrun is hosted here every week.





## LANDMARKS

Forest Hill is home to several notable landmarks that give the area its distinct character.

- **(1) The Horniman Museum:** A world-renowned museum, rich with natural history and culture. An aquarium, stuffed animal displays, musical collections and more.
- **(2) One Tree Hill:** A historic hill offering panoramic views of the London skyline, it's a key feature in the area's rich history.
- **(3) Dulwich Picture Gallery:** Just a short journey away, this historic art gallery is one of London's hidden gems, offering exhibitions from both classical and contemporary artists.

## CAFE'S & COFFEE

4. St. David Coffee House
5. Canvas & Cream
6. Lazy Chef
7. Pantry

## RESTAURANTS

8. Babur
9. Le Querce
10. The Dartmouth Arms inc. MEATliquor
11. Bona

## PUBS & BARS

12. The Sylvan
13. The Signal
14. Bird in Hand
15. The Honor Oak

## GREEN SPACES

16. Horniman Gardens
17. Dulwich & Sydenham Golf Club
18. Dulwich Park

## LINKED & SYNCED

Forest Hill benefits not only from direct Overground links to Shoreditch and Dalston, but also from its proximity to Sydenham, Lordship Lane and aching trendy Peckham. However, it's also way more than just a transport hub in a good location. Like nearby Brockley, the area is popular with artists and actors. Then there's also those defecting from East London in search of the capital's next hot location, which could very well be Dartmouth Road, the half-mile stretch linking Forest Hill proper to the fringes of neighbouring Sydenham.









# TRANSPORT

Taymount Mansion is perfectly situated for easy access to central London and beyond. Forest Hill station is just a few minutes' walk away, offering both Overground and National Rail services. With London Bridge just 15 minutes away by train and Shoreditch accessed in under 30 minutes, commuting is both fast and convenient.

## PUBLIC TRANSPORT:

- **London Bridge:** 15 mins (Southern Rail)
- **Shoreditch High Street:** 25 mins (Overground)
- **London Victoria:** 40 mins (Southern Rail)

## CYCLING:

- **London Bridge:** 30 mins
- **Liverpool Street:** 40 mins
- **Oxford Circus:** 45 mins

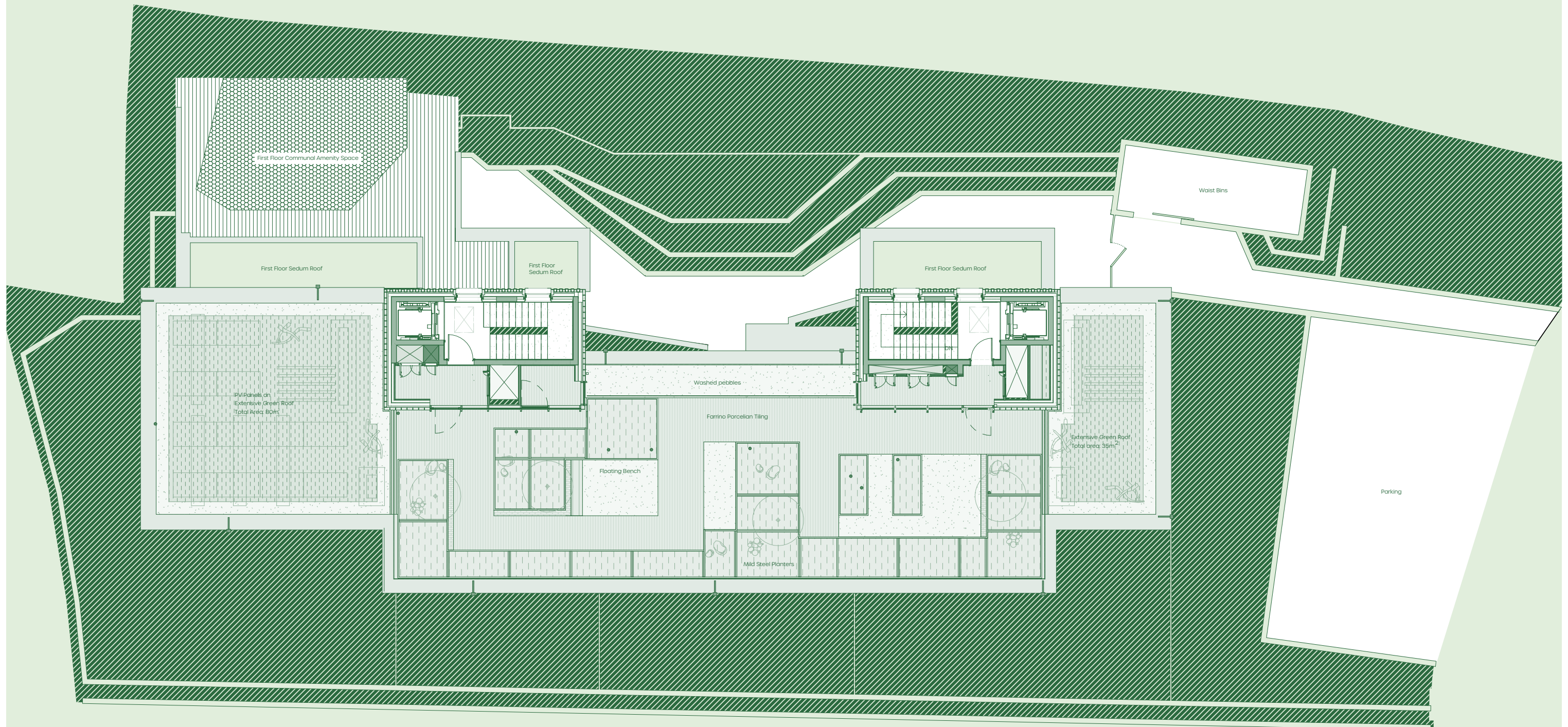


# FLOORPLANS





# SITEPLAN & COMMUNAL ROOF GARDENS





# APARTMENT 1

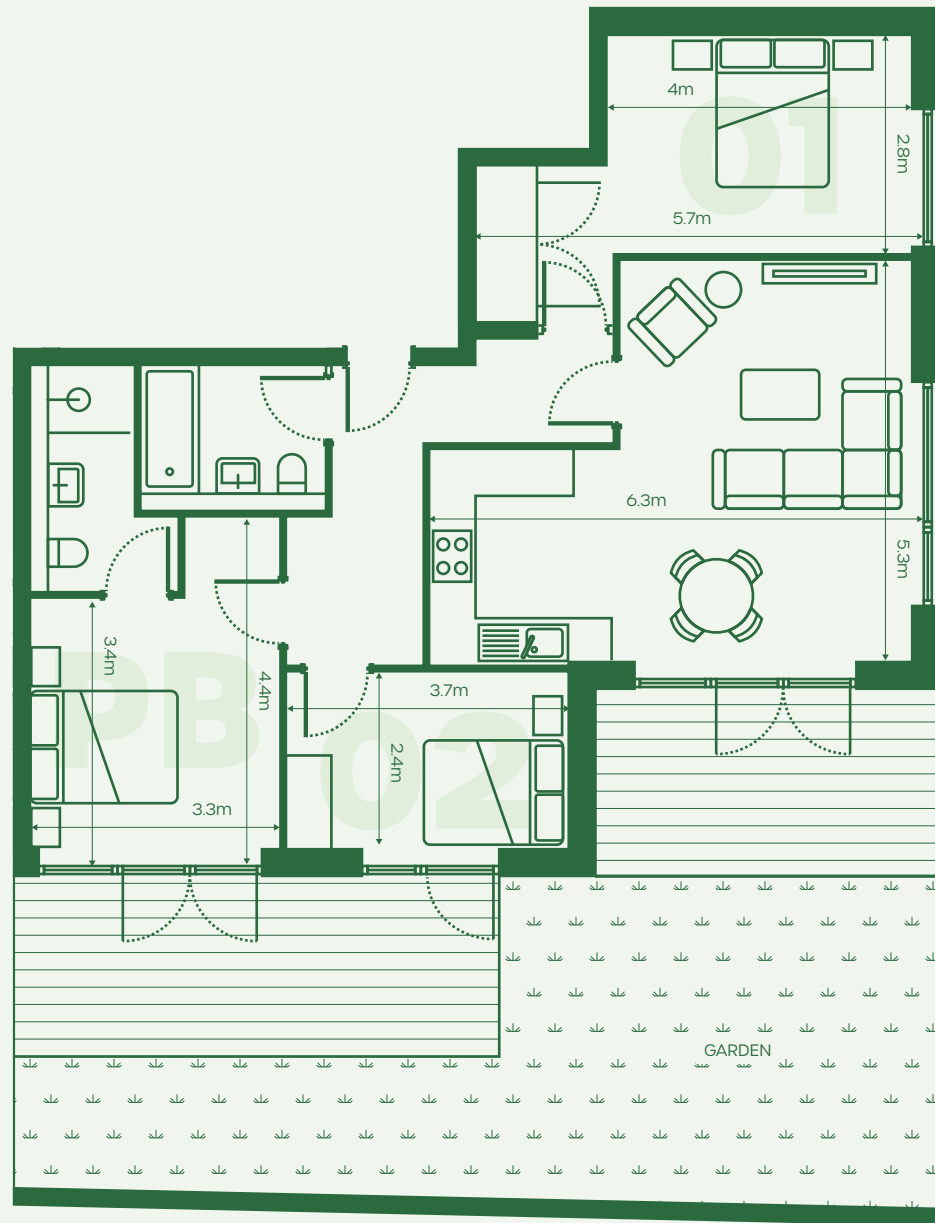
3 bedrooms - 948sqft / 88m<sup>2</sup>

Kitchen / Living / Dining - 6.3m x 5.3m

Principal Bedroom - 3.3m x 4.4m

Bedroom 01 - 5.7m x 2.8m

Bedroom 02 - 3.7m x 2.4m



# APARTMENT 2

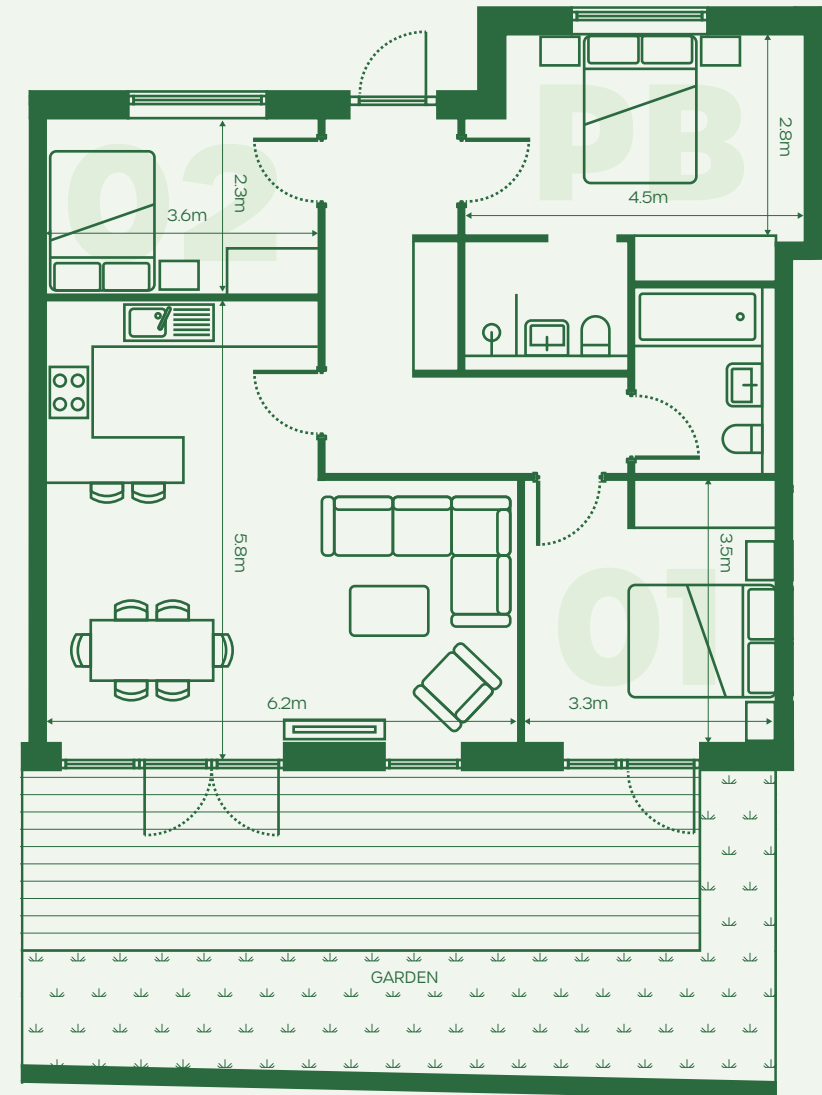
3 bedrooms - 921sqft / 85.6m<sup>2</sup>

Kitchen / Living / Dining - 6.2m x 5.8m

Principal Bedroom - 4.5m x 2.8m

Bedroom 01 - 3.3m x 3.5m

Bedroom 02 - 3.6m x 2.3m



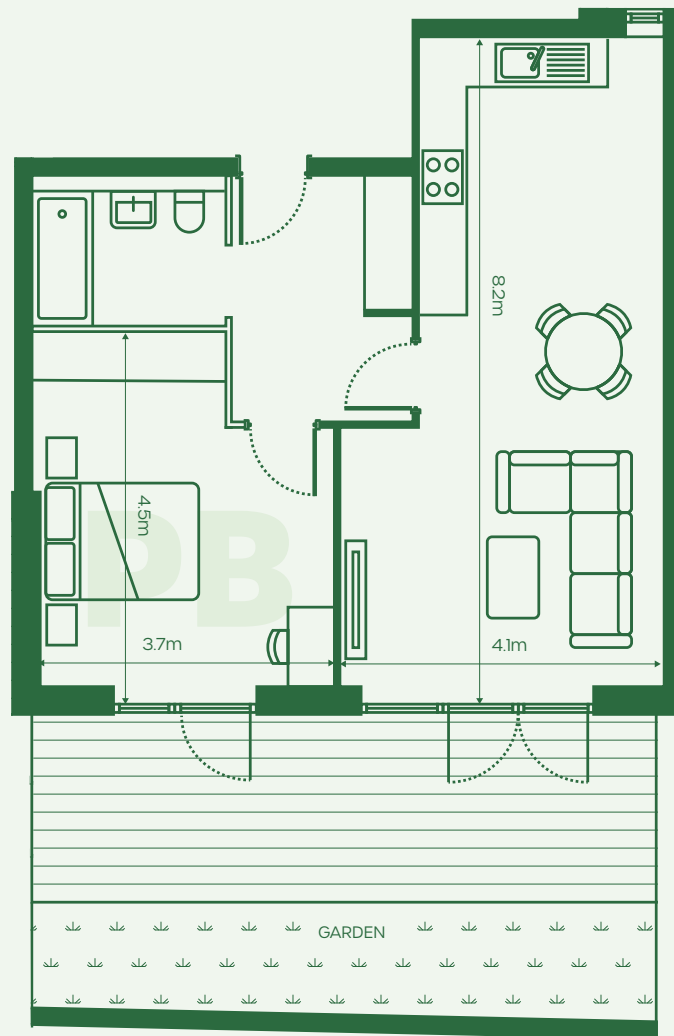


# APARTMENT 3

1 bedroom - 610sqft / 56.7m<sup>2</sup>

Kitchen / Living / Dining - 4.1m x 8.2m

Principal Bedroom - 3.7m x 4.5m



# APARTMENT 4

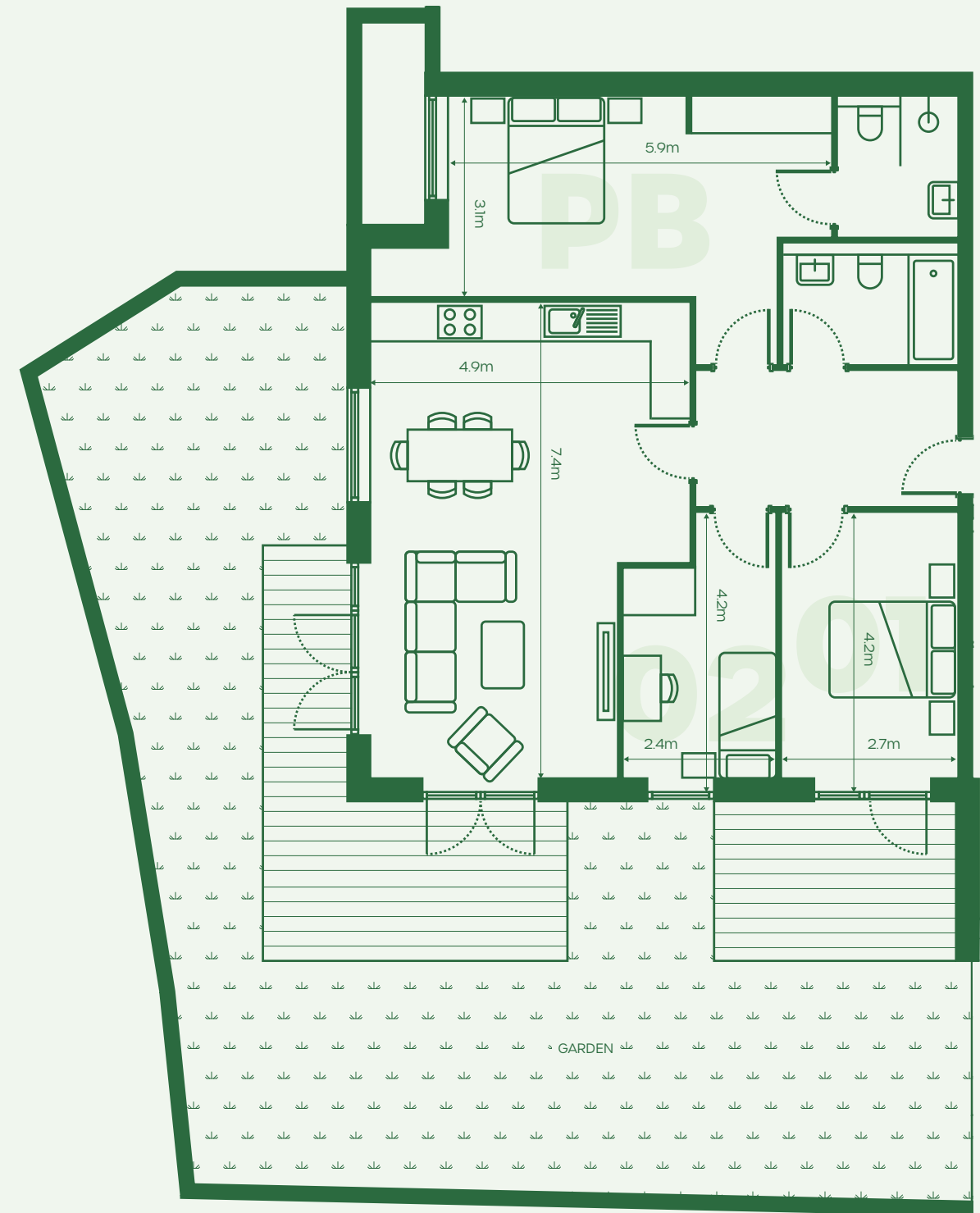
3 bedrooms - 958sqft / 89m<sup>2</sup>

Kitchen / Living / Dining - 4.9m x 7.4m

Principal Bedroom - 5.9m x 3.1m

Bedroom 01 - 2.7m x 4.2m

Bedroom 02 - 2.4m x 4.2m





# APARTMENT 5

3 bedrooms - 948sqft / 88m<sup>2</sup>

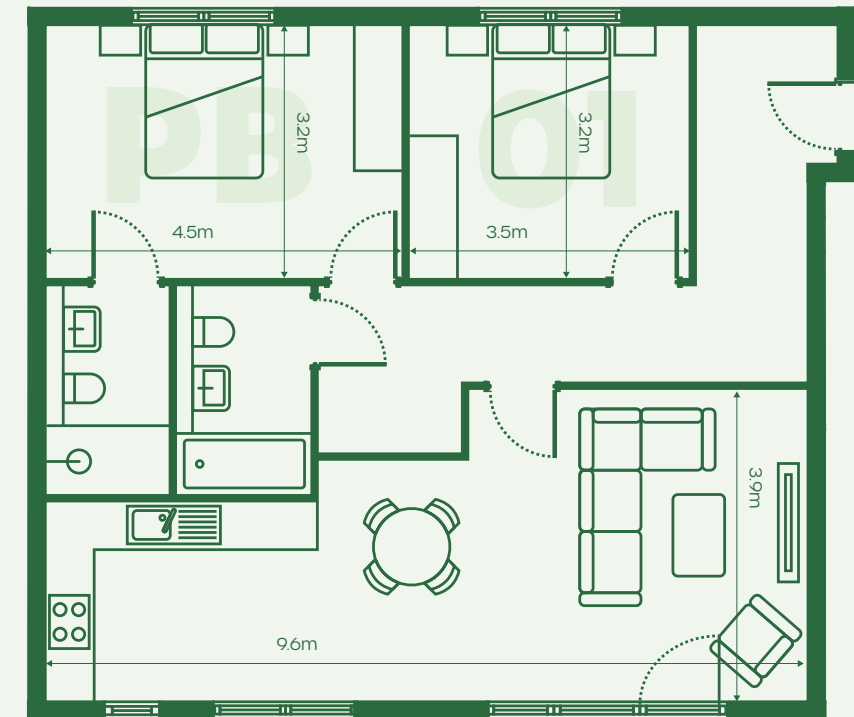
Kitchen / Living / Dining - 6.4m x 5.4m  
Principal Bedroom - 3.3m x 4.5m  
Bedroom 01 - 5.8m x 2.9m  
Bedroom 02 - 3.6m x 2.4m  
Balcony - 4.4m x 2.4m



# APARTMENT 6

2 bedrooms - 851sqft / 79m<sup>2</sup>

Kitchen / Living / Dining - 9.6m x 3.9m  
Principal Bedroom - 4.5m x 3.2m  
Bedroom 01 - 3.5m x 3.2m

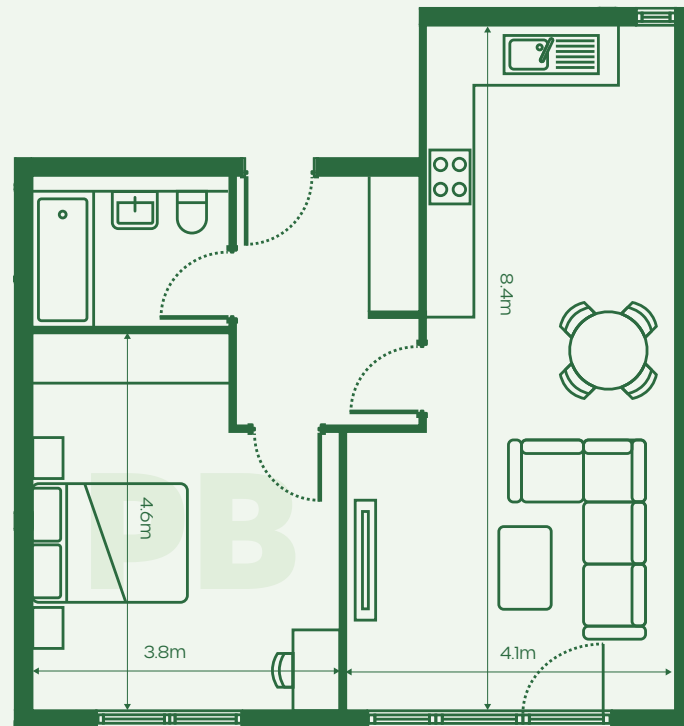




# APARTMENT 7

1 bedroom - 610sqft / 56.7m<sup>2</sup>

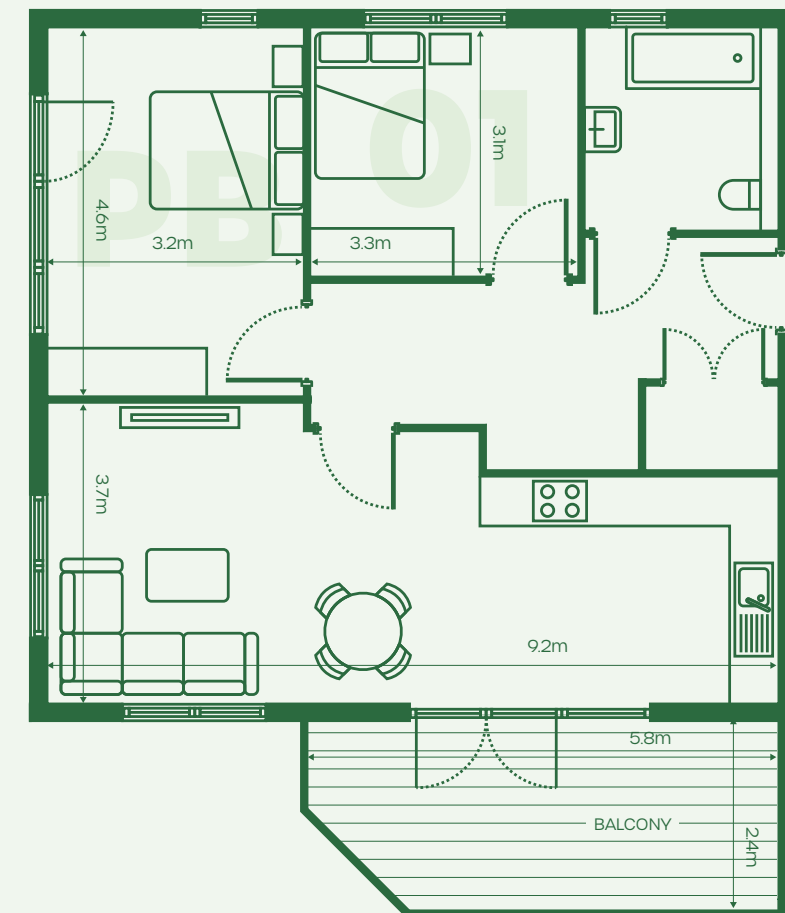
Kitchen / Living / Dining - 4.1m x 8.4m  
Principal Bedroom - 3.8m x 4.6m



# APARTMENT 8

2 bedrooms - 819sqft / 76m<sup>2</sup>

Kitchen / Living / Dining - 9.2m x 3.7m  
Principal Bedroom - 3.2m x 4.6m  
Bedroom 01 - 3.3m x 3.1m  
Balcony - 5.8m x 2.4m

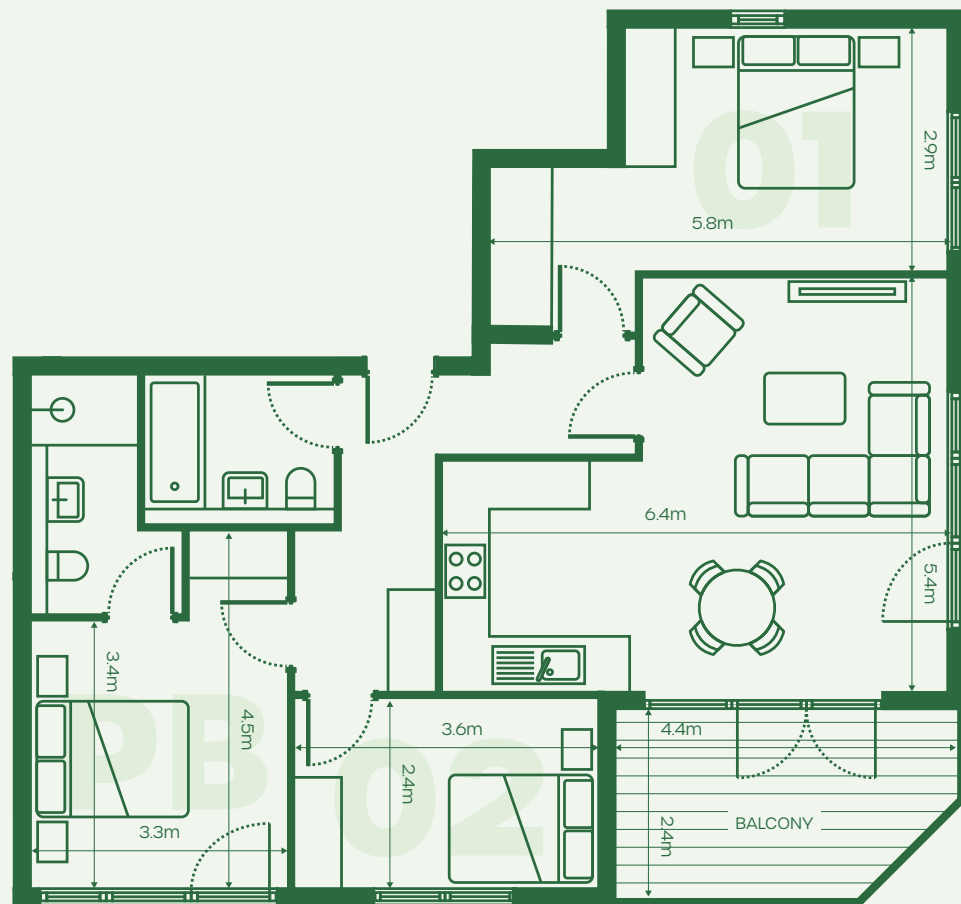




# APARTMENT 9

3 bedrooms - 948sqft / 88m<sup>2</sup>

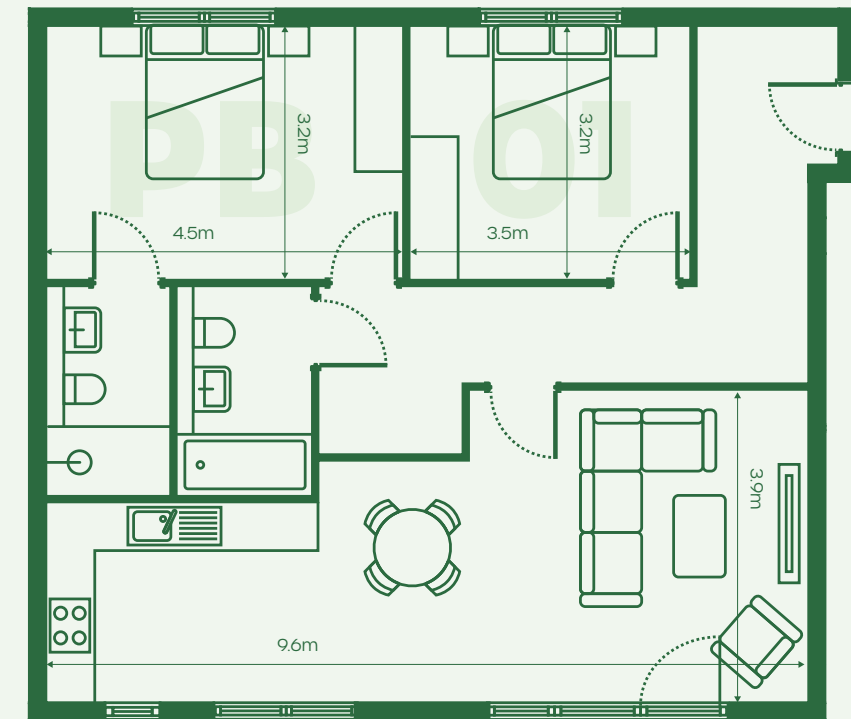
Kitchen / Living / Dining - 6.4m x 5.4m  
Principal Bedroom - 3.3m x 4.5m  
Bedroom 01 - 5.8m x 2.9m  
Bedroom 02 - 3.6m x 2.4m  
Balcony - 4.4m x 2.4m



# APARTMENT 10

2 bedrooms - 851sqft / 79m<sup>2</sup>

Kitchen / Living / Dining - 9.6m x 3.9m  
Principal Bedroom - 4.5m x 3.2m  
Bedroom 01 - 3.5m x 3.2m



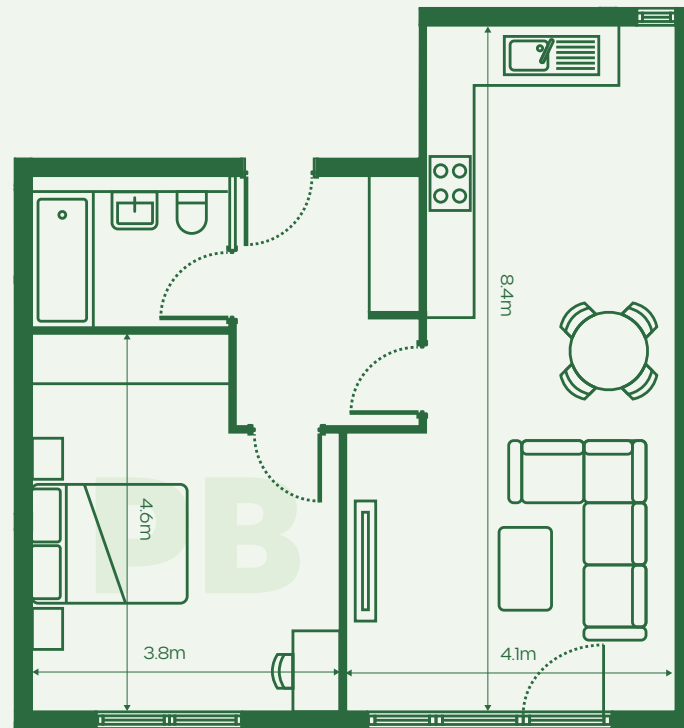


# APARTMENT 11

1 bedroom - 610sqft / 56.7m<sup>2</sup>

Kitchen / Living / Dining - 4.1m x 8.4m

Principal Bedroom - 3.8m x 4.6m



# APARTMENT 12

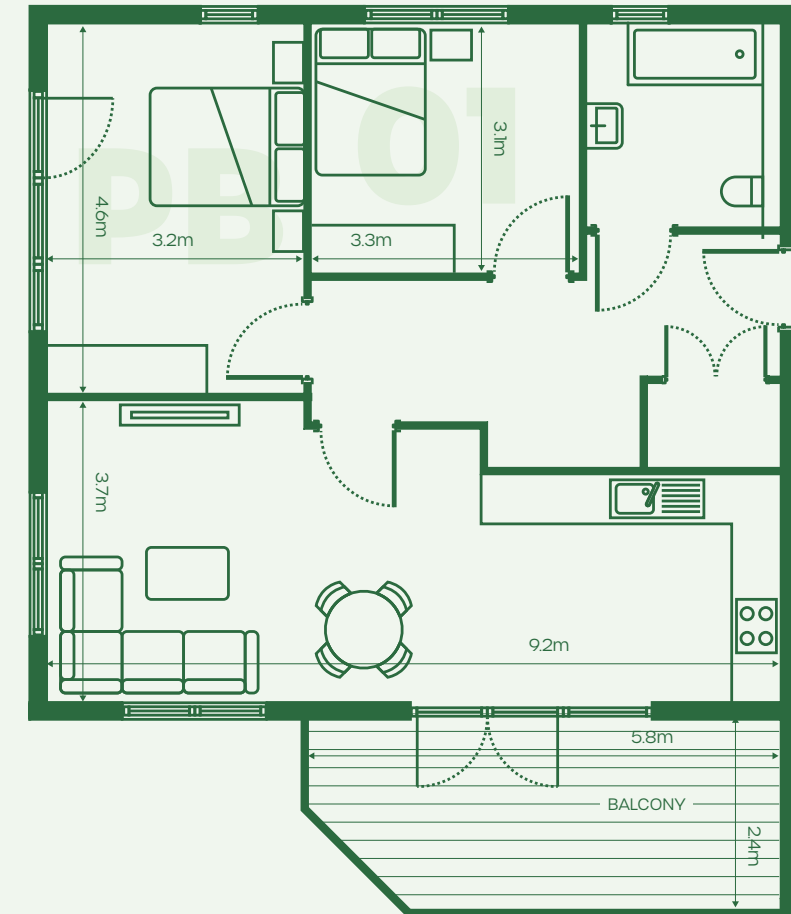
2 bedrooms - 819sqft / 76m<sup>2</sup>

Kitchen / Living / Dining - 9.2m x 3.7m

Principal Bedroom - 3.2m x 4.6m

Bedroom 01 - 3.3m x 3.1m

Balcony - 5.8m x 2.4m





# APARTMENT 13

3 bedrooms - 936sqft / 87m<sup>2</sup>

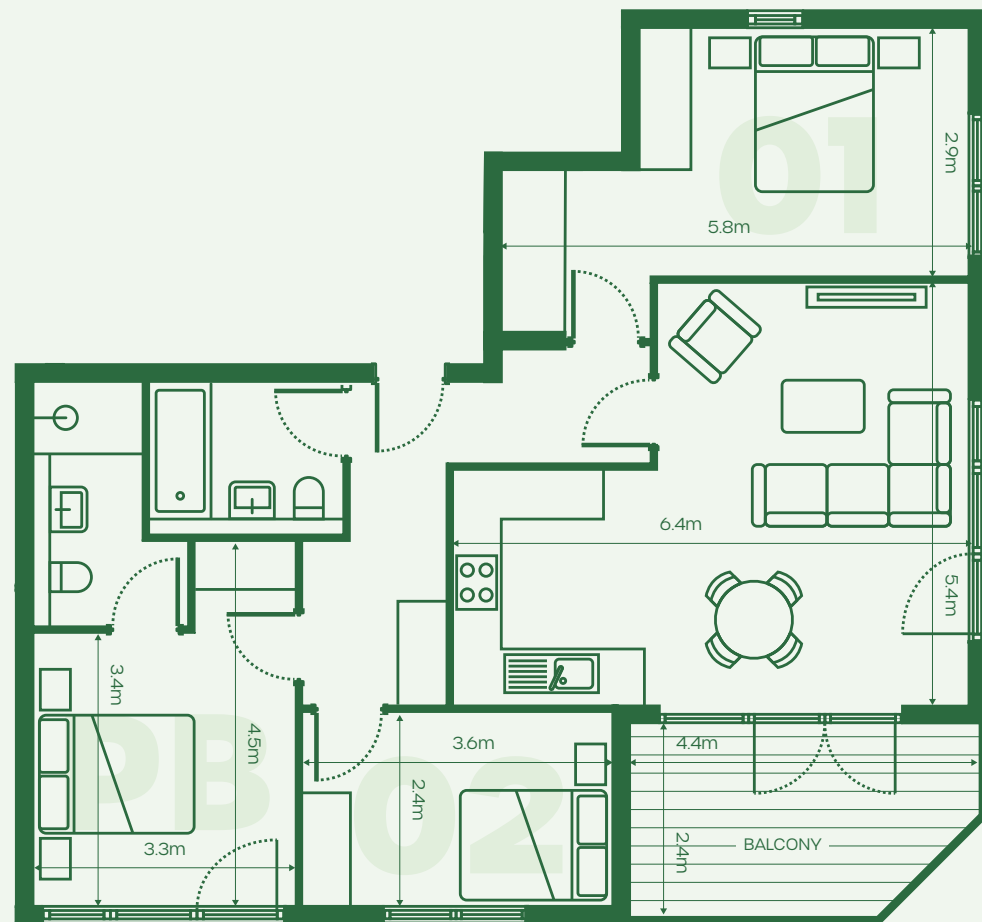
Kitchen / Living / Dining - 6.4m x 5.4m

Principal Bedroom - 3.3m x 4.5m

Bedroom 01 - 5.8m x 2.9m

Bedroom 02 - 3.6m x 2.4m

Balcony - 4.4m x 2.4m



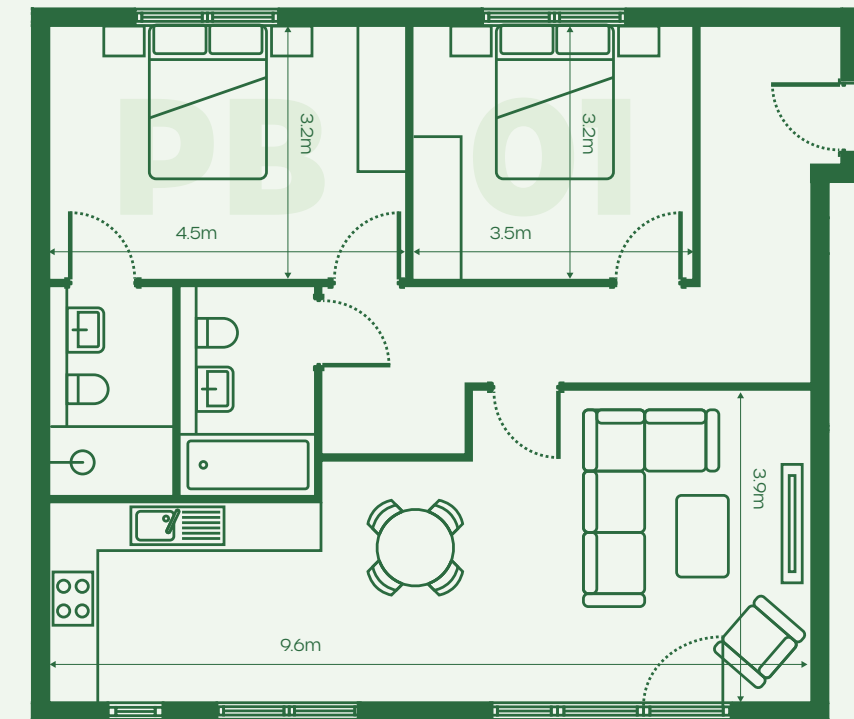
# APARTMENT 14

2 bedrooms - 851sqft / 79m<sup>2</sup>

Kitchen / Living / Dining - 9.6m x 3.9m

Principal Bedroom - 4.5m x 3.2m

Bedroom 01 - 3.5m x 3.2m



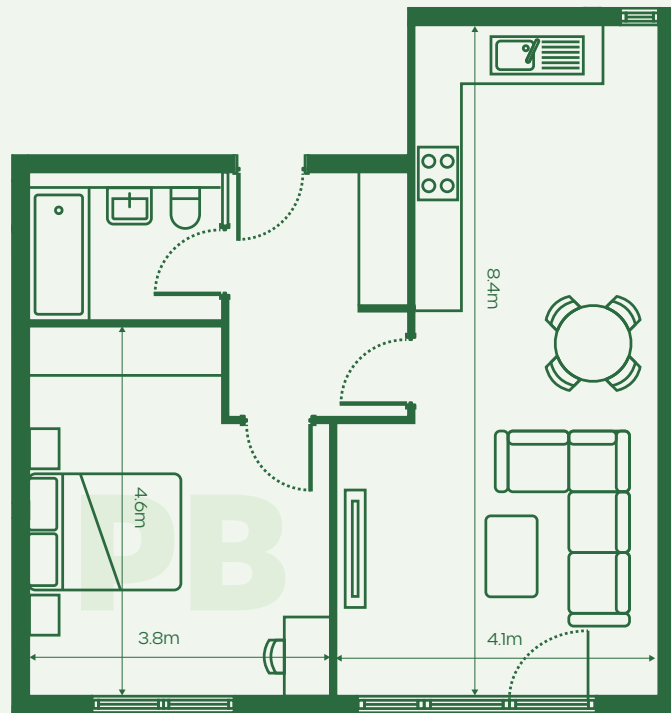


# APARTMENT 15

1 bedroom - 610sqft / 56.7m<sup>2</sup>

Kitchen / Living / Dining - 4.1m x 8.4m

Principal Bedroom - 3.8m x 4.6m



# APARTMENT 16

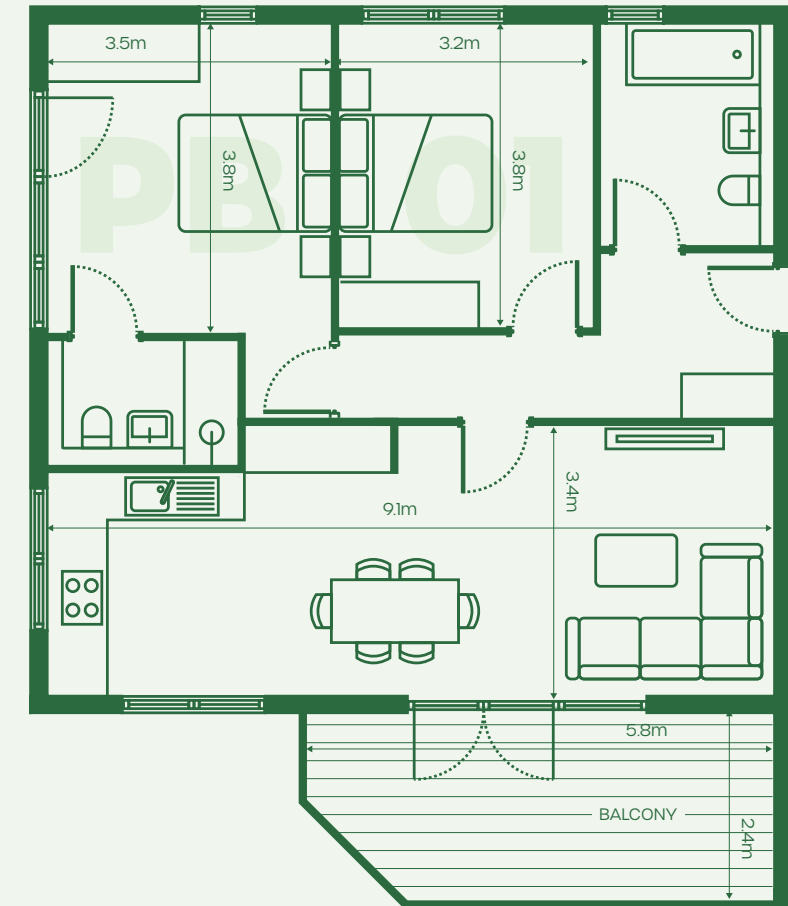
2 bedrooms - 819sqft / 76m<sup>2</sup>

Kitchen / Living / Dining - 9.1m x 3.4m

Principal Bedroom - 3.5m x 3.8m

Bedroom 01 - 3.2m x 3.8m

Balcony - 5.8m x 2.4m









# SPECIFICATIONS

## KITCHEN

- Green Contemporary German kitchens by Pronorm, with soft close doors and drawers
- Hanex solid seamless worktop and 100mm upstand
- Smeg appliances Fridge freezer, washer/dryer, dishwasher, hob, microwave\*, self cleaning oven.
- Vado mixer tap
- Undermounted sink
- Under-cupboard pelmet lighting to wall units

## BATHROOMS & ENSUITES

- White contemporary sanitary ware
- Porcelain tiles to floors
- Porcelain tiles to walls
- Heated towel rail
- brushed brass Taps and fittings
- Thermostatic shower mixer
- Low voltage, two pin power outlet (shaver/ toothbrush charging)
- Fitted mirrors

## FLOOR FINISHINGS

- Rigid Core Herringbone colour Astoria Oak: living rooms, hallways, kitchen, WC
- Luxury Carpet - to all bedrooms

## JOINERY & IRONMONGERY

- Black contemporary Ironmongery
- Flush Paint grade doors

## INTERNAL & GENERAL

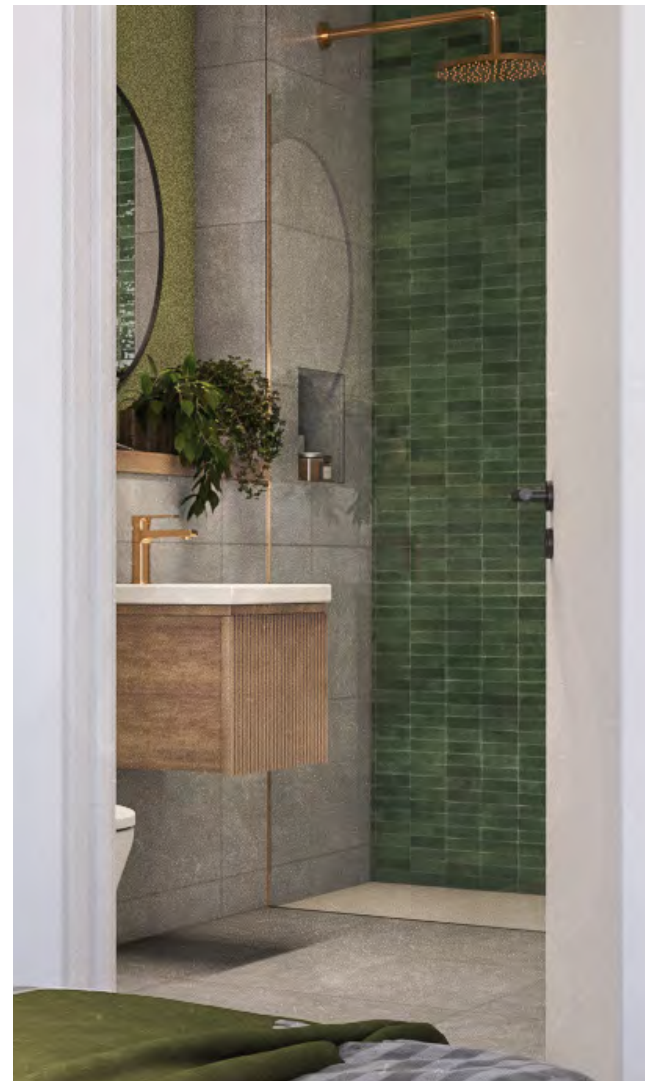
- Fast Fibre broadband (FTP)
- Low energy LED down lighters and pendants
- Telephone outlet socket in hallway
- Data points in all rooms
- Connection points ready for Sky Q in all living rooms
- 10 Year warranty provider by ICW
- Secure cycle storage, bin storage
- Private roof terrace garden with city views
- \*Large private balconies
- \*Private Garden

## HEATING

- DIMPLEX Exhaust Air source heat pump with manufacturers (5 year warranty)
- Under floor heating throughout with smart controls via App
- Towel rails to bathrooms + Ensuite (Electric)

## WINDOWS, DOORS, & SECURITY

- Double or triple glazed aluminium/ wood composite windows and doors - with 12 year guarantee by VELFAC
- Multi-point locks to doors and windows
- Hard wired for alarm
- Integrated smoke and heat detectors and CO2 alarms
- Video entry system
- Secure post boxes
- Secure By Design
- CCTV



# THE DEVELOPERS

Hambridge was established in 2000, originally undertaking both refurbishment and new build projects. With our in-house construction team and interior design capability, they now concentrate solely on new build projects. Hambridge have completed hundreds of units within developments of various sizes, and have received three coveted design awards to date.

**THROUGHOUT THEIR HISTORY, THE ETHOS HAS BEEN TO PROVIDE WELL DESIGNED DEVELOPMENTS TAILORED TO INDIVIDUALS THAT COMPLEMENT THE LOCAL AREA.**

Hambridge specialises in acquiring, designing and constructing residential and commercial building developments in London and the Home Counties.



**HAMBRIDGE**





# EFFICIENCY

All apartments benefit from an Energy Efficiency Rating of C. This is designed into the fabric of the building to ensure lower running costs of your home. All Appliances are A rated to further reduce your running costs. Having an energy efficient home not only means it will save you money, it helps reduce the impact on the planet. The Watt and Save report issued by HBF says "On average, buyers of new homes save over £2,000 on household bills per property each year, equivalent to £173 a month. For buyers of houses, as opposed to flats the savings are even greater at £220 per month."



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## ENQUIRE

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## VIRTUAL TOUR

Take a virtual tour through the grounds and spaces of Taymount Mansion.

**SCAN THE QR CODE**











[TAYMOUNTMANSION.COM](http://TAYMOUNTMANSION.COM)

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