



£210,000 Leasehold
studio flat

Paxton Road
Forest Hill

Read all about it...

Set within the sought-after Paxton Road development, this light and modern ground-floor studio flat offers a fantastic opportunity for buyers seeking contemporary living with excellent amenities. Residents enjoy the benefits of allocated off-street parking, beautifully landscaped communal gardens, and access to an indoor swimming pool —adding to the appeal of this well-maintained development.

The property is ideally located within a mile of Forest Hill, Lower Sydenham, and Sydenham Stations, offering excellent transport links via the London Overground, National Rail, and local bus services into Central London. The surrounding area has a vibrant community feel, with a great selection of independent shops, supermarkets, and leisure facilities, including the nearby Bell Green Retail Park.

Inside, the spacious living area is bathed in natural light, creating a welcoming and versatile space. A separate modern kitchen is well-appointed with contemporary units, while the sleek bathroom adds to the home's stylish feel. The entrance hall provides plenty of space for coats and shoes, alongside two generous storage cupboards

Tenure: Leasehold (91 years remaining) **The vendor is open to discussions around extending the lease** | **Monthly Service Charge:** £164 | **Ground Rent:** £90pa | **Council Tax:** Lewisham band B

GROUND FLOOR

Entrance Hall

2.40m x 1.04m (7' 10" x 3' 5")

Ceiling light, entry phone, storage cupboard, laminate wood flooring.

Living Area

5.38m x 3.32m (17' 8" x 10' 11")

Double-glazed window, track ceiling light, storage cupboard, electric wall heater, laminate wood flooring.

Kitchen

2.40m x 2.02m (7' 10" x 6' 8")

Double-glazed window, track ceiling light, fitted kitchen units, sink with mixer tap and drainer,

integrated oven and electric hob, extractor hood, plumbing for washing machine, tile flooring.

Bathroom

2.12m x 1.70m (6' 11" x 5' 7")

Inset ceiling spotlights, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, tile flooring.

OUTSIDE

Allocated off-street parking space

Communal garden

Communal indoor swimming pool



Ground Floor

Total Area: 31.4 m² ... 338 ft²

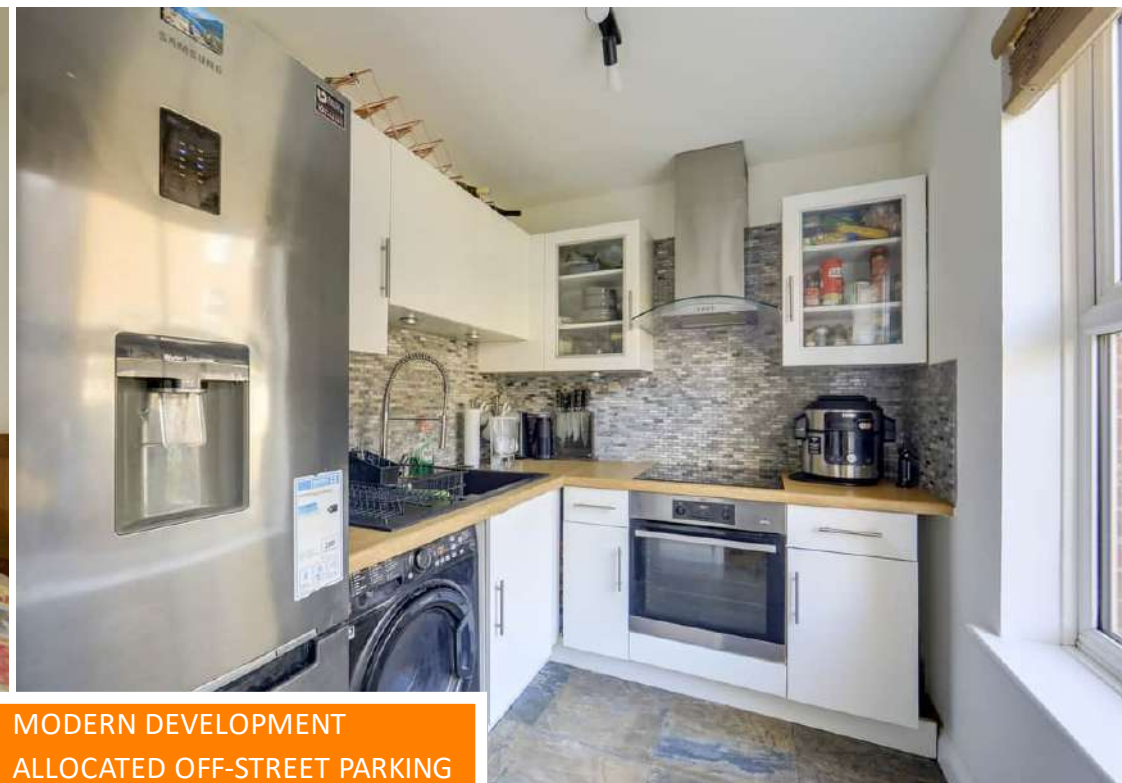
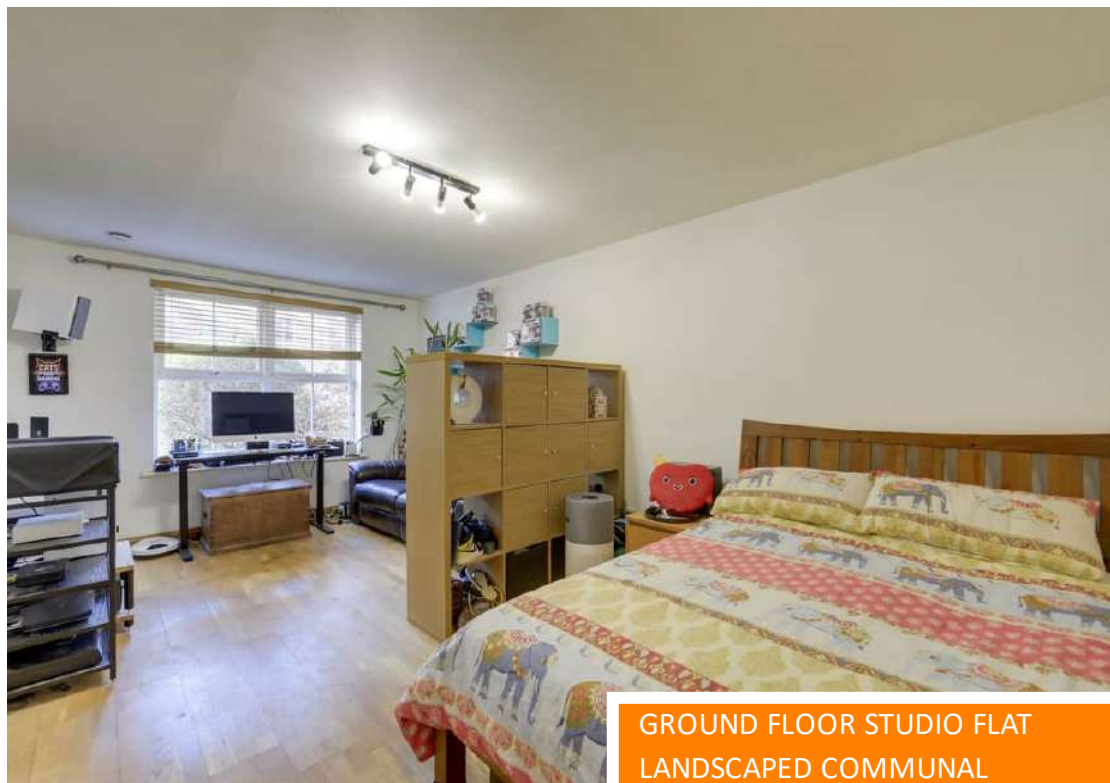
Drawn for Stanfords Sales & Lettings

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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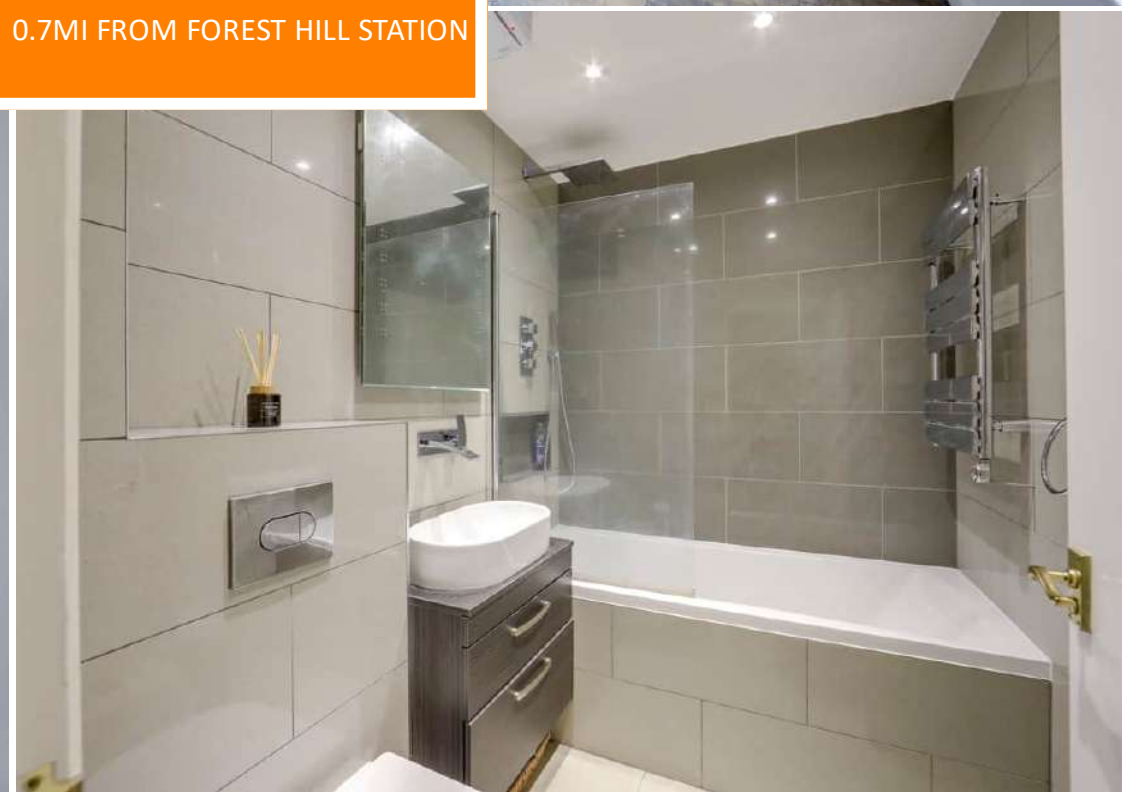
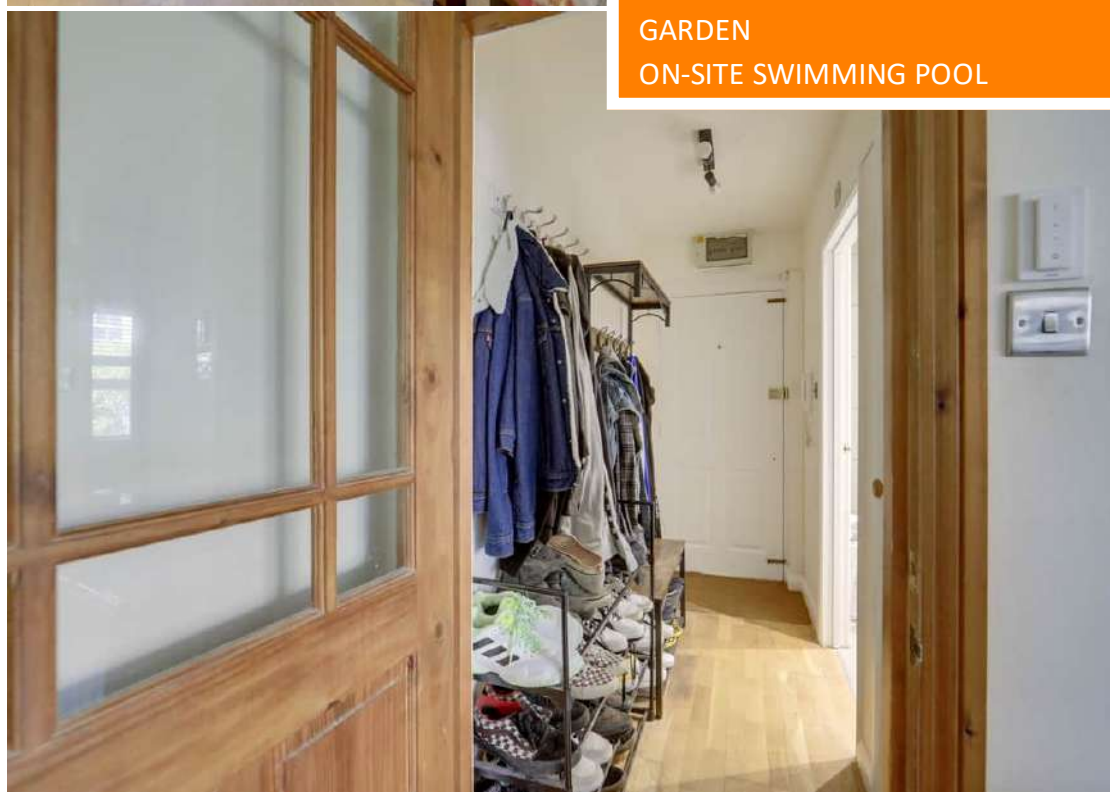
Call **020 8699 6778** or email us at **foresthill@stanfordstates.london**
to arrange a viewing or request further information

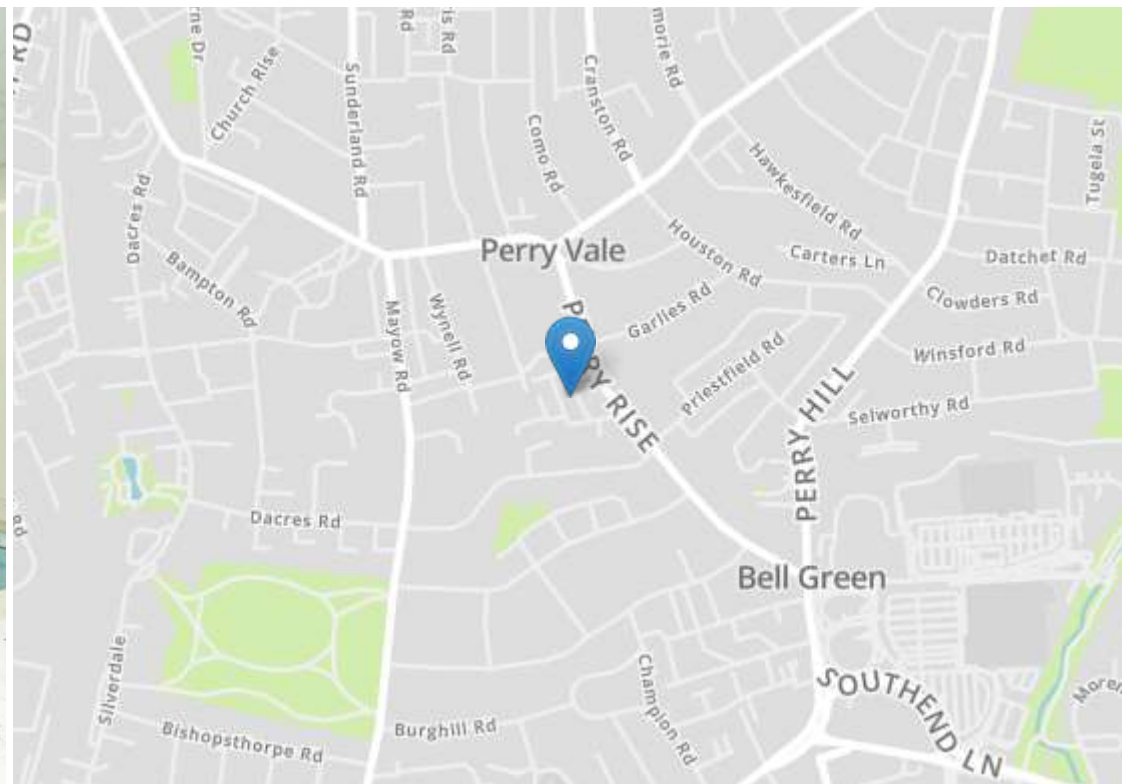
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GROUND FLOOR STUDIO FLAT
LANDSCAPED COMMUNAL
GARDEN
ON-SITE SWIMMING POOL

MODERN DEVELOPMENT
ALLOCATED OFF-STREET PARKING
0.7MI FROM FOREST HILL STATION





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	76	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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