



**£215,000 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) | **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 m<sup>2</sup> ... 338 ft<sup>2</sup>

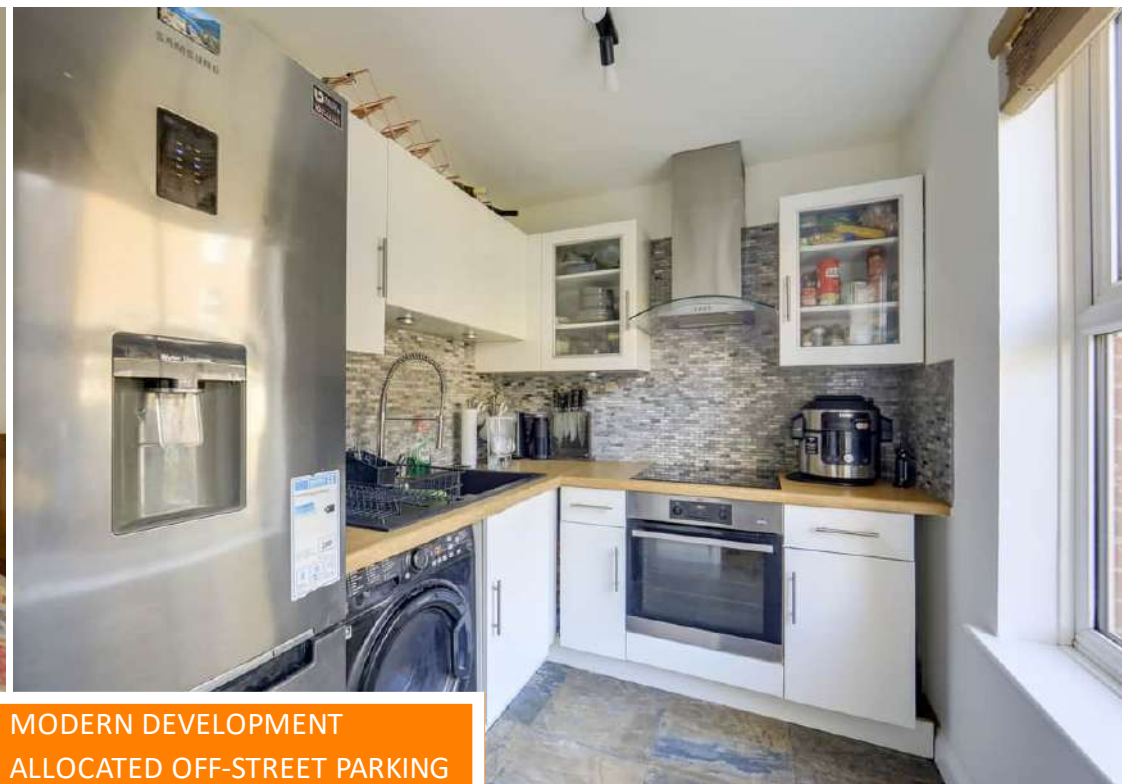
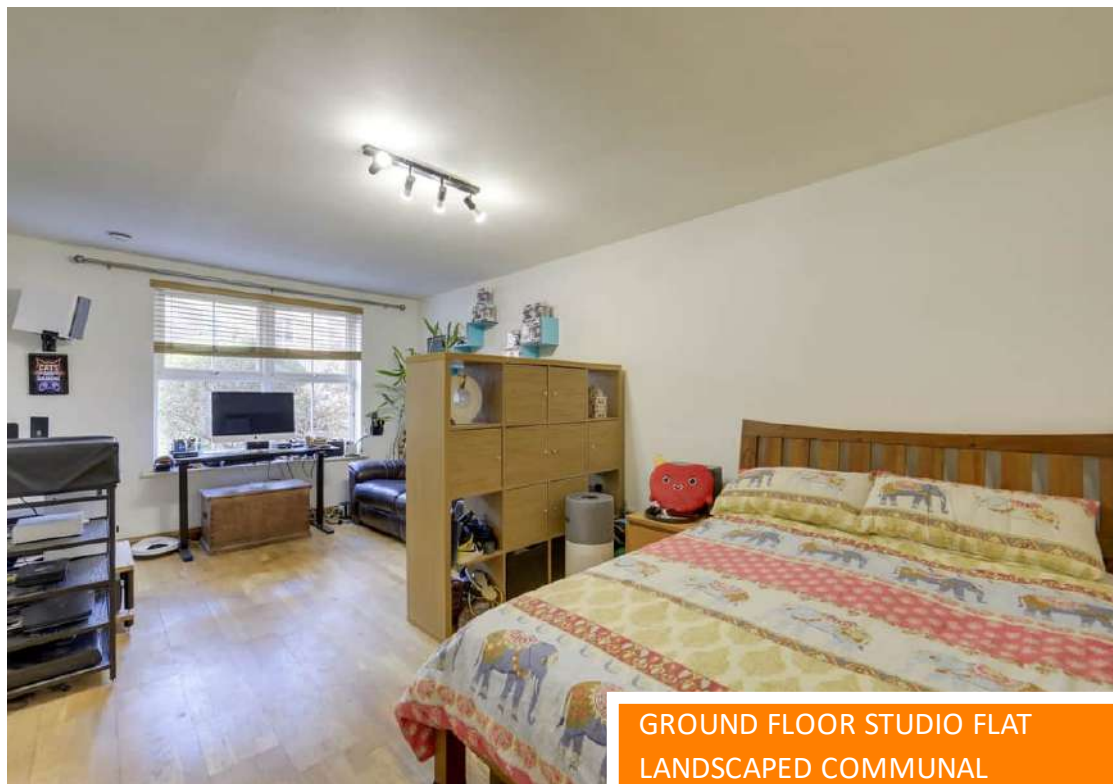
Drawn for Stanfords Sales & Lettings

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.

Like what you see?

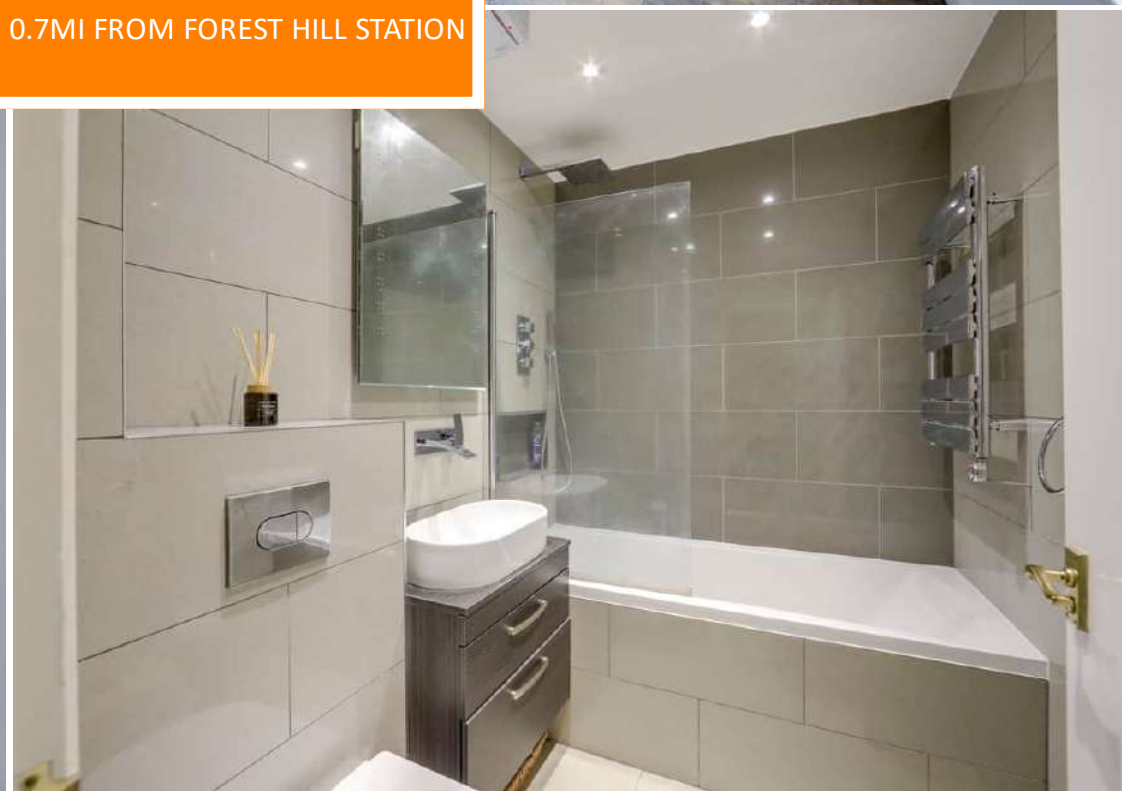
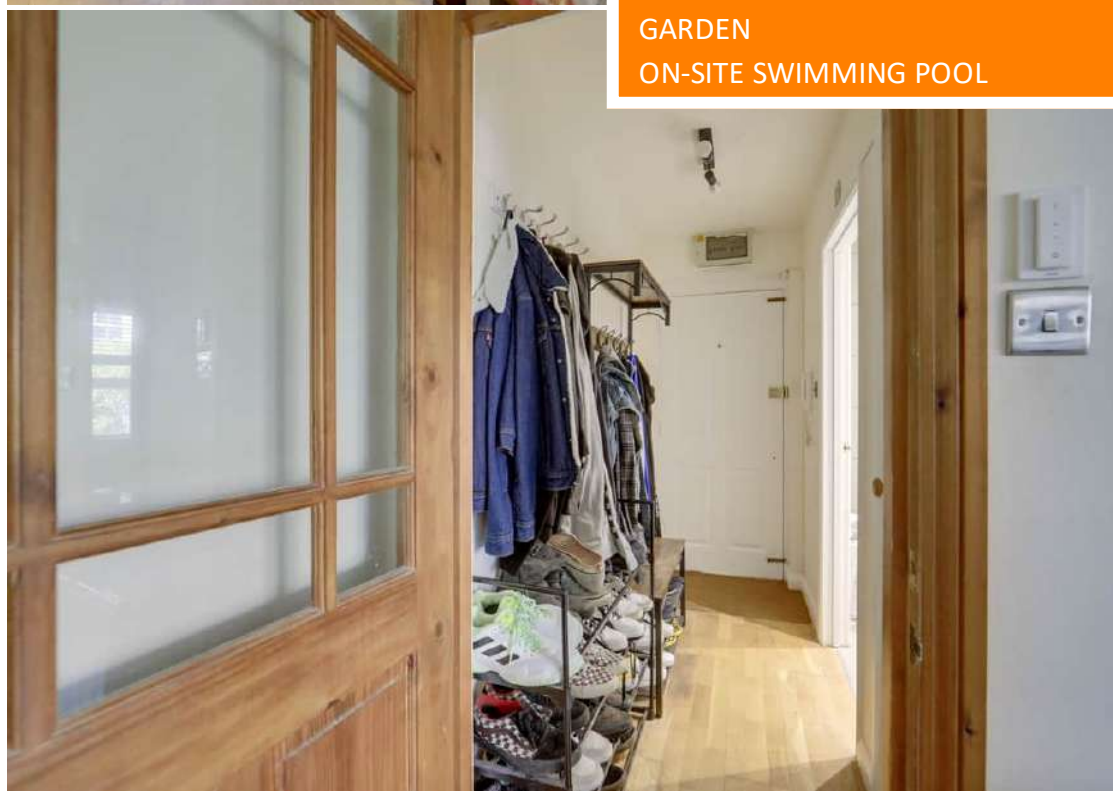
Call 020 8699 6778 or email us at [foresthill@stanfordstates.london](mailto:foresthill@stanfordstates.london) to arrange a viewing or request further information

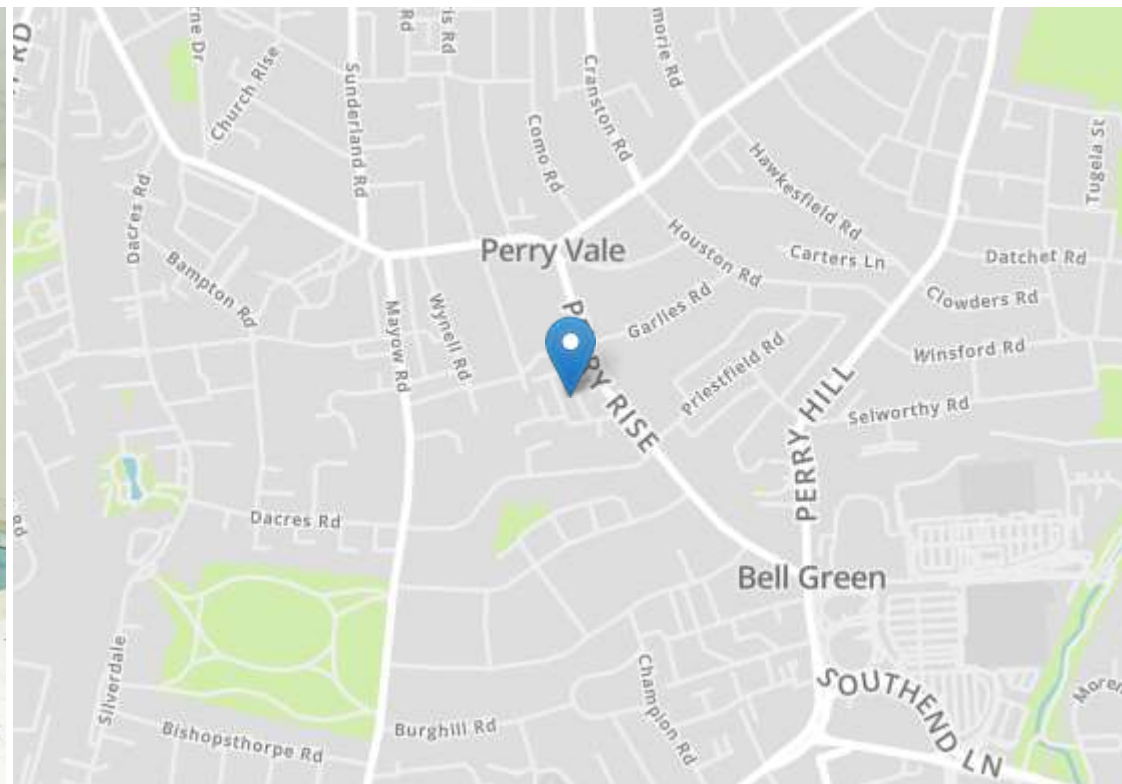
[www.stanfordstates.london](http://www.stanfordstates.london)



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

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





Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.