

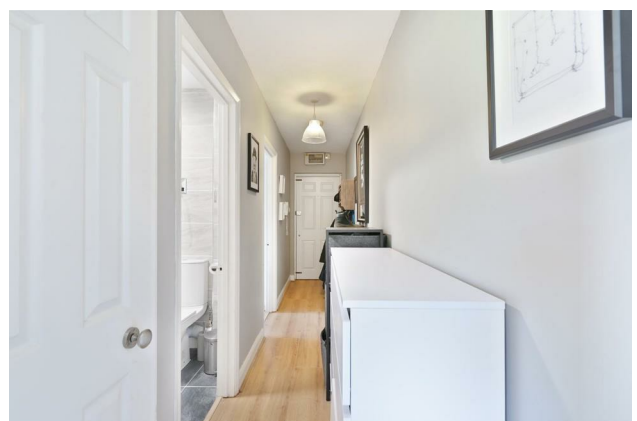
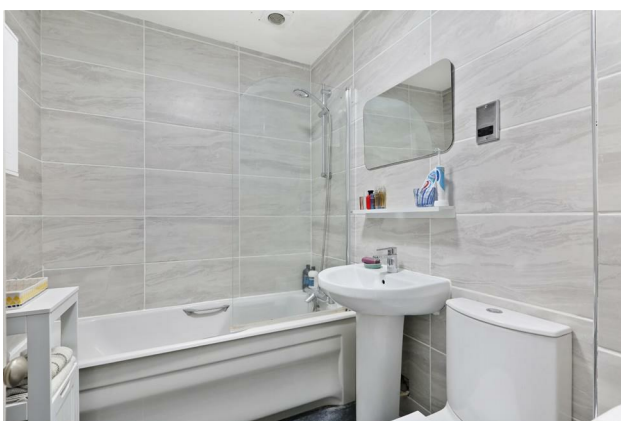
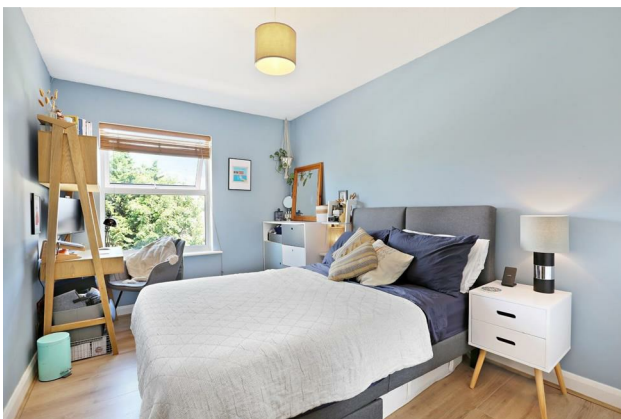
HUNTERS®

HERE TO GET *you* THERE

Paxton Road, London, SE23 2QG

Guide Price £250,000 to £300,000

Property Images



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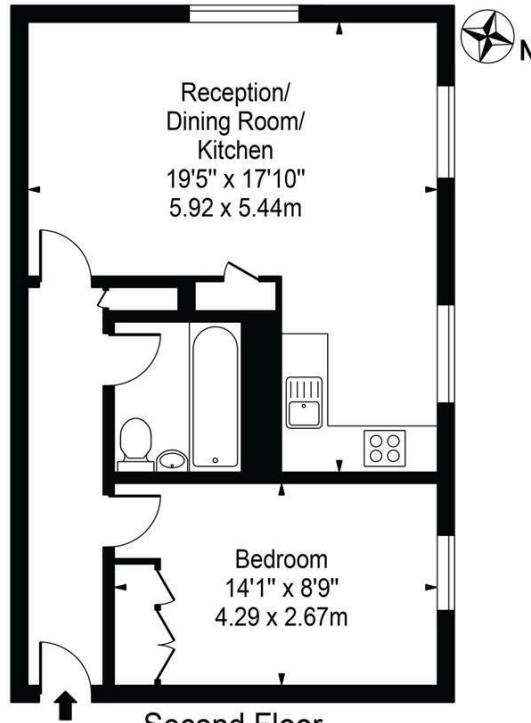
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Approx. Gross Internal Area 510 Sq Ft - 47.38 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
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) A			
(81-91) B			
(69-80) C		73	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Map



Details

Type: Flat - Purpose Built Beds: 1 Bathrooms: 1 Receptions: 1
Tenure: Leasehold

Features

• Guide Price £250,000 to £275,000 • Top-Floor • Purpose Built Development • Secure Entry • Open-Plan Living Room/Kitchen • Parking Space • Communal Gardens • Close Proximity to Transport • Close Proximity to Amenities and Schools • Close Proximity to Parks and Green Spaces

Guide Price £250,000 to £275,000 - new to market is this top-floor one bedroom apartment situated in Forest Hill. Spanning approximately 510sqft and offering one double bedroom, an open-plan living room, family bathroom, ample storage, parking and a communal swimming pool – COUNCIL TAX BAND C.

EPC TBC

COUNCIL TAX BAND C

LEASEHOLD

Guide Price £250,000 - £275,000

PLEASE VIEW OUR 360 DEGREE INTERACTIVE TOUR VIA THE VIRTUAL TOUR LINK. You can also see our full walk through the link to YouTube or a short video walk through via the link to TikTok. Contact Hunters to arrange for FREE mortgage advice and obtain a MULTI LENDER agreement in principle.

Contact Hunters to arrange your free conveyancing quotation. Find out about potential costs including stamp duty, local authority and other searches from our partner conveyancing firm who have been voted in the top 1% of firms in the country.

New to the market is this well-proportioned Top-Floor 1-bedroom apartment in this private development which benefits from parking and a communal swimming pool.

This purpose built property offers approximately 510 sqft of living space. Offering one double bedroom, an open-plan living room and kitchen, family bathroom, parking, a communal swimming pool and beautiful communal gardens this is an ideal opportunity for someone looking for a beautiful first time home.

With so much to offer at an affordable price in the Forest Hill area, we believe this property offers great value for a first-time buyer, long term investor or someone wishing to downsize.

Paxton Road is located approximately 0.7 miles to Forest Hill station and town centre and approximately 0.6 miles to Bell Retail Park which is home to some well-known shops such as Next, Sports Direct, B&Q, Next, Costa and McDonalds Drive through. A large Sainsbury's is situated next to the retail park. Just past the Sainsbury's you will also find Lower Sydenham station.

Travel times on offer from both Forest Hill (London Overground) and Lower Sydenham include:

Croydon in approximately 20 minutes

London Bridge in approximately 17 minutes

Victoria in approximately 40 minutes

Charring Cross in approximately 26 minutes

Canary Wharf in approximately 23 minutes

Local recreational facilities include leisure centres, a sports and social club, the well-known popular open green spaces of Mayow Park and a selection of cafés and restaurants which can be found in both Forest Hill and Sydenham.