

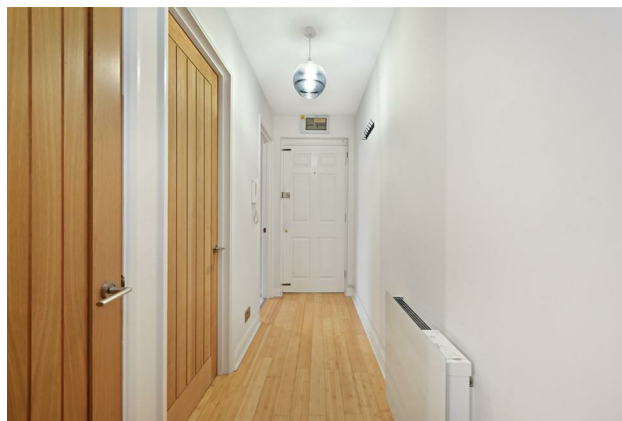
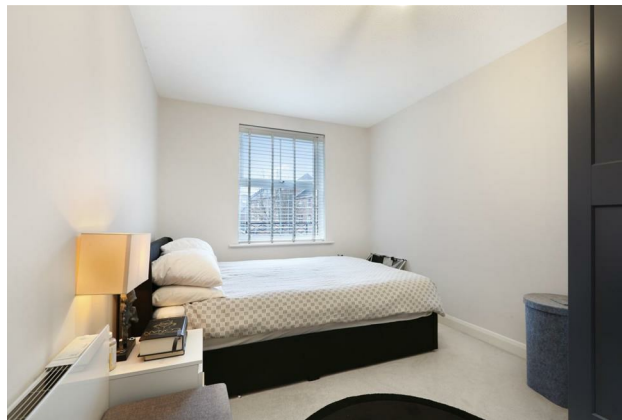
HUNTERS®

HERE TO GET *you* THERE

Paxton Road, London, SE23 2QG

Guide Price £270,000 to £280,000

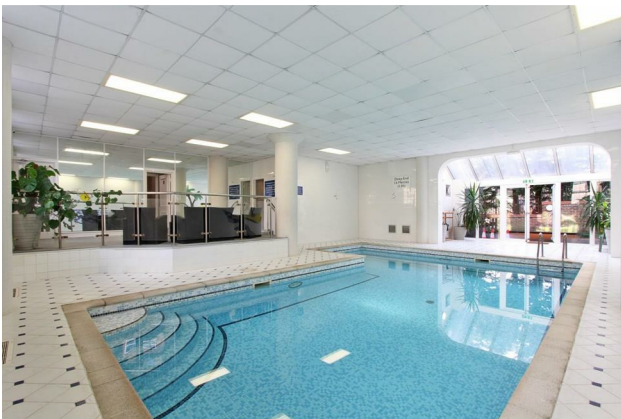
Property Images



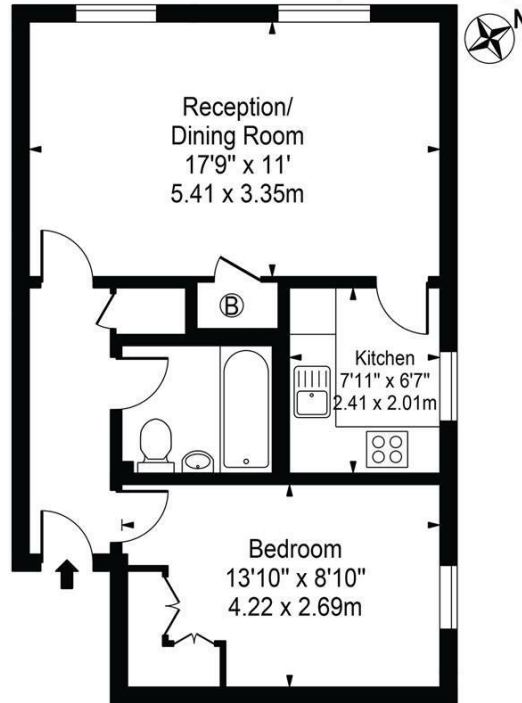
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Property Images



Paxton Road ,SE23 2PQ
Approx. Gross Internal Area 487 Sq Ft - 45.24 Sq M



First Floor

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	79	85
(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

LEASEHOLD

CHAIN-FREE

Guide Price £270,000 - £280,000

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

This purpose built property offers approximately 490 sqft of living space. Offering one double bedroom, an open-plan living room and kitchen, family bathroom, parking, a communal swimming pool and communal gardens this is an ideal opportunity for someone looking for a first time home.

Features

• CHAIN-FREE • GUIDE PRICE OF £270,000 TO £280,000 • ONE-BEDROOM APARTMENT IN PURPOSE BUILT DEVELOPMENT • FIRST FLOOR • WELL-SIZED RECEPTION ROOM AND DOUBLE BEDROOM • SEPARATE KITCHEN AND SEPARATE BATHROOM • ALLOCATED PARKING • EXCLUSIVE PRIVATE SWIMMING POOL AND ZEN GARDEN • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

EPC C

COUNCIL TAX BAND C

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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.

Here is what the owner:

It's a lovely development to live in, it's quiet and there's no trouble or noise ever. We have private parking and lovely grounds with a pool which is great to have on site. Specific to my flat I love the layout and the size of the rooms, the bedroom is quite large and there's still a nice amount of space with a kingsize bed and fitted wardrobes. Also the living room is huge and could easily be split into living room/dining room.

What renovation or upgrade works have you done to the property since you have owned it i.e. loft conversion, extension, new kitchen, bathroom, boiler, roof, windows etc

Complete new bathroom, fitted wardrobes, blinds in every room, new carpets and redecorated the whole flat.

The pwner is only selling as they are moving abroad.

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.

THE LOCATION:

Located in this private development approximately 0.7 miles to Forest Hill and Sydenham station in the opposite directions, the property is well located for amenities and transport links.

Forest Hill features several small independent high street conveniences including some fantastic cafes, several boutique shops selling clothing and furniture as well as a few great modern, gastro and family friendly pubs.

However, if you require the convenience of a large well-known supermarket and other known high street names, you will find Sainsbury's, Superdrug and WH Smith along the high street too.

SCHOOLS ARE A BIG ATTRACTION IN FOREST HILL:

Paxton Road is in proximity of several local schools which are highly rated by Ofsted. In our experience, it's unusual to find a house that is located to this many highly rated schools. Four of those schools are as follows, however there are other well-known local schools including an independent Montessori just a few minutes away:

St Dunstan's College - Church of England, mixed, primary and secondary. This is a private school.

Fairlawn - Public, mixed, primary.

Kilmorie - Public, mixed, primary.

Dalmain - Public, mixed, primary.

Forest Hill Boys – Public, boys, secondary.

TRANSPORT

Approximately 0.7 miles away in opposing directions, Forest Hill and Sydenham stations offer services from both London Overground and Southern Rail some of the following travel times are available:

London Bridge in approximately 14 minutes.

Liverpool street in approximately 29 minutes.

Canon Street in approximately 33 minutes.

Canary Wharf in approximately 23 minutes.

Shoreditch High Street in approximately 23 minutes.

Victoria station in approximately 37 minutes.

Alongside the train links you will find several bus routes from close proximity to Paxton Road and on the South Circular which includes routes 122 and 185 to Crystal Palace and Victoria to name a few.

LOCAL RECREATION:

Mayow Park, located along Mayow Road is a very popular green space positioned approximately 0.2 miles from the property. It is well known for its café as well as a bowling green, outdoor gym, water feature, nature reserve, tennis courts, cricket pitch and meadow area to name a few highlights.

Off the high street in Forest Hill town centre you'll find Forest Hill pools and library both of which have undergone refurbishment. Forest Hill pools are known for its swimming pool facilities but is also a local leisure centre with a gym and fitness classes.

The Horniman Museum and Gardens is a well-known local point of interest and can be found just beyond the town centre. It's recognized as popular family entertainment venue and has been featured in "Time Out". With regular events, such as a farmer's market, live music and seasonal festivals to name a few, there is always something to enjoy at the Horniman.

Blythe Hill Fields is also located in the local area and offers recreational facilities such as the "Trim trails" which is an exercise trail. It also hosts local events where the residents of SE23 get to know each other better and enjoy the community spirit.

Please contact Hunters on 0203 0034089 to obtain more information and book a viewing.

- 23 viewings
- 3 offers (that's equivalent to over 13% of viewings making an offer!)
- 103.2% of the guide price was achieved
- Found a chain free buyer First-Time Buyer

Verified Material Information

Council Tax band: C

Tenure: Leasehold

Lease length: 90 years remaining (125 years from 1991)

Ground rent: £100 pa

Service charge: £2038 pa

Property type: Flat

Property construction: Standard construction

Energy Performance rating: C

Number and types of room: 1 bedroom, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Storage Heaters

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great

Parking: Allocated

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No