

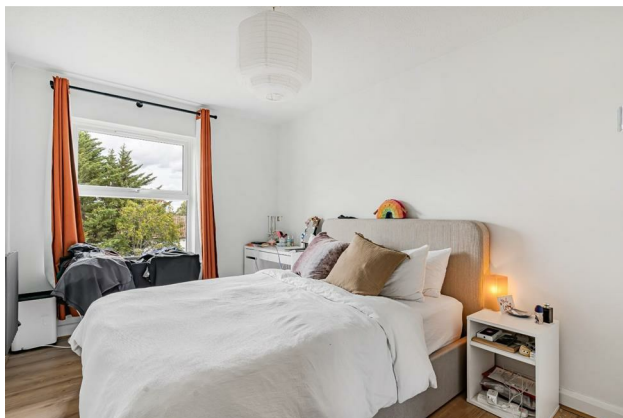
HUNTERS®

HERE TO GET *you* THERE

Paxton Road, London, SE23 2QG

Guide Price £250,000 to £275,000

Property Images



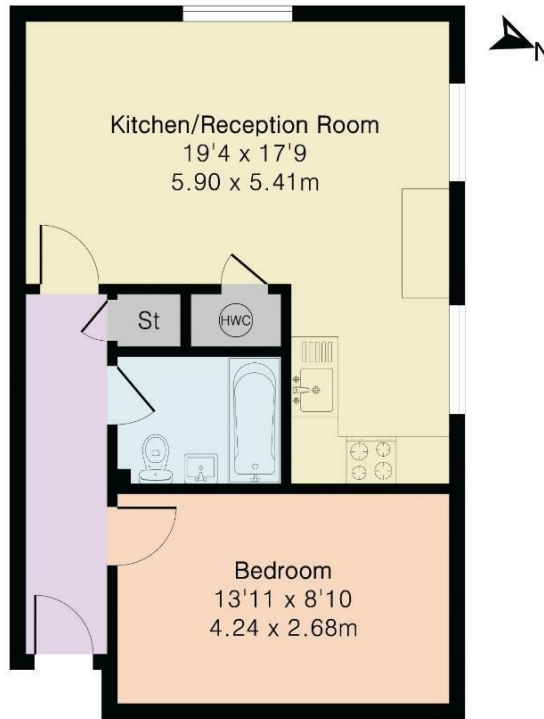
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Property Images



Approximate Gross Internal Area 499 sq ft - 46 sq m



Second Floor

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	82
(81-91) B		
(69-80) C		
(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 £250,000 to £275,000

New to the market is this well-proportioned First-Floor one-bedroom apartment in this private development which benefits from parking and has exclusive use of a loft.

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.

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.

Features

• GUIDE PRICE £250,000 to £275,000 • CHAIN-FREE • Purpose Built Development • Top-Floor/ With access to the loft • 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

EPC C

COUNCIL TAX BAND C

LEASEHOLD

CHAIN-FREE

Guide Price £250,000 to £275,000

New to the market is this well-proportioned top-floor one-bedroom apartment in this private development which benefits from parking and has exclusive use of a loft.

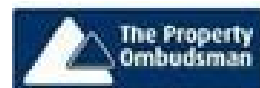
This purpose built property offers approximately 490 sqft of living space. Offering one double bedroom, an open-plan living room and kitchen, family bathroom, parking, a communal swimming pool and communal gardens this is an ideal opportunity for someone looking for a first time home.

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 had to say:



10A Dartmouth Road, Forest Hill, SE23 3XU
Tel: 020 3002 4089 Email: foresthill@hunters.com <https://www.hunters.com>



This was my first property purchase in London, and I knew I wanted it almost as soon as I walked through the door.

The location was a huge part of what attracted me to it. It's incredibly convenient, with an easy walk to the station, but it was also somewhere I immediately felt safe and comfortable. The development itself is set back from the main road, giving it a lovely sense of privacy and a real community feel. Having an allocated parking space was also such a bonus, especially in London.

I really loved the lifestyle that came with living here too. I would often walk down to the high street for brunch at The Teapot, which was such a lovely little local spot. On sunny days, I loved spending time in the gardens and park at the Horniman Museum or heading over to Crystal Palace Park. Having these places so close by made it feel like you had the best of both worlds — all the convenience and connections of London, but with plenty of green space and a real neighbourhood feel.

The flat itself really stood out to me from the moment I saw it. Being on the top floor, it has wonderful views across London, while the double-aspect windows in the living room bring in so much natural light and make the space feel bright and open. Being on the top floor also means there is no noise from neighbours above, which I really appreciated.

It felt like the perfect first home for me, and I genuinely thought I would be there for many years. I'm very sad to let it go, but life changed in the best possible way: I met someone and subsequently moved to Kent.

I have really loved living here and hope that whoever buys it next will enjoy the flat, the views, the location and the community as much as I did.

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.
Connon 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.

Hunters have sold many properties close to Paxton Road, SE23, Stats from the sale include:

- 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 First-Time Buyer

Hunters also let and manage properties withing proximity of Paxton Road, SE23.

Verified Material Information

Costs and tenure

Tenure: Leasehold

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

Ground rent: £100/year

Service charge: £2,125/year

Council tax band: C

EPC rating: C

The building

Mid-terrace flat, standard construction

1 bedroom, 1 bathroom, 1 reception

Accessibility adaptations: None

Services

Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Heating: Room heaters only
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three great, EE great
Parking: Allocated
Not in a controlled parking zone
No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (TGL76454):

- The lease contains rules about how the property can be sold or transferred to others. If these rules are not followed, the transfer might not be legally valid.

- The ownership does not include the subsoil (the ground deep beneath the property) in certain areas.

Non-coal mining area: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.