



Paxton Road, London, SE23

1 Bedroom Flat For Sale

Guide Price: £225,000 - £235,000





Stunning Ground Floor Studio Apartment in a Great Location with Swimming Pool, Parking & Communal Gardens

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A spacious studio apartment set within a popular residential development, offering generous living space, new laminate flooring throughout, excellent storage and the benefit of a range of attractive residents' facilities.

The property is approached via an entrance hallway, which provides useful storage and leads through to the main accommodation. There is a good-sized bathroom fitted with a bath and shower attachment. The main room is particularly spacious, offering plenty of flexibility for separate living and sleeping areas. There is a further useful storage cupboard which houses the boiler, as well as built-in wardrobes providing excellent additional storage.

The separate kitchen is positioned off the main living area and offers a practical layout. The apartment provides a good-sized and versatile space with plenty of potential for a new owner to update and personalise to their own taste. One of the key benefits is the development itself. Residents have access to an indoor swimming pool, communal gardens and an allocated parking space, with additional visitors' parking available.

Paxton Road is situated in the popular Forest Hill area of southeast London only a 10 minute walk to the local shopping complex, offering a good balance of residential surroundings, green spaces and convenient transport links. Forest Hill and Sydenham stations are both within easy reach, with routes towards London Bridge in 15 minutes, Highbury & Islington, and Canada Water station (Jubilee Line).

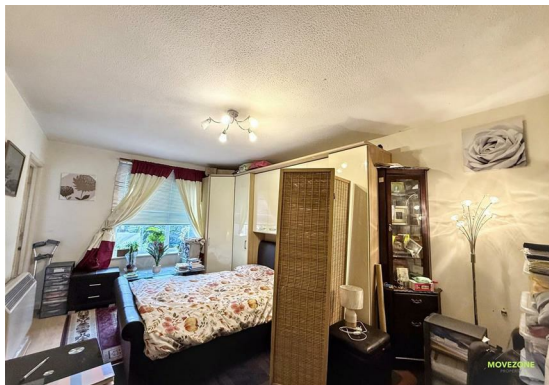
Overall, this is a well-proportioned studio offering excellent potential, particularly for a buyer looking for a property with generous living space, useful storage, parking and access to unusual communal facilities, including an indoor swimming pool & CCTV.

Council Tax Band: B

EPC: D

Leasehold: Approx 90 years remaining

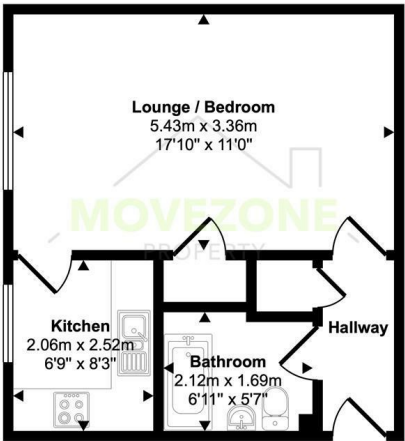
Service Charge: Approx 200 pcm





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Approx Gross Internal Area
33 sq m / 352 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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