HUNTERS®

HERE TO GET *you* THERE

Paxton Road, London, SE23 2QH

£300,000 to £325,000

Property Images



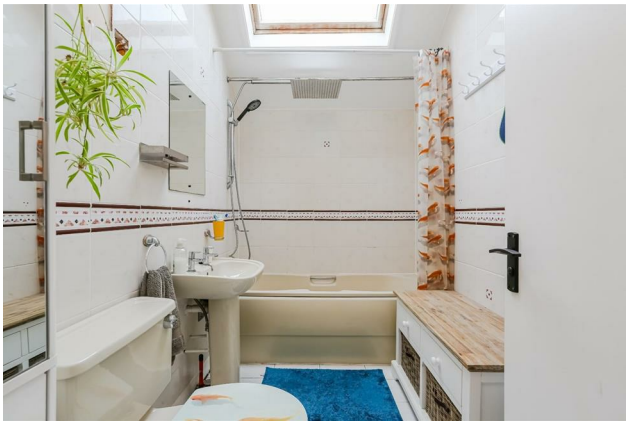














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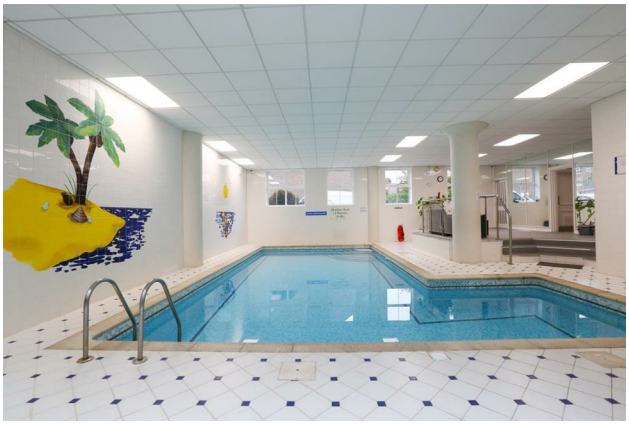
Property Images















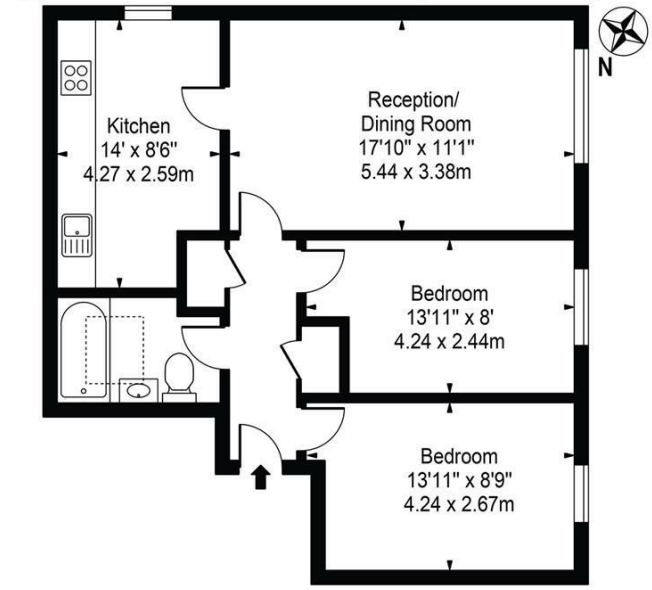


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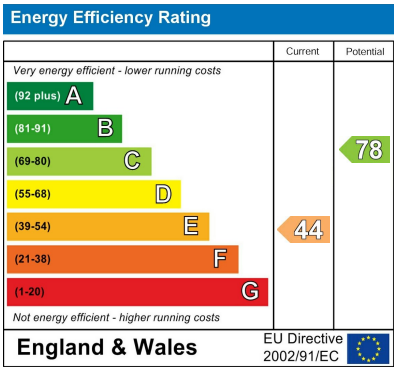
Approx. Gross Internal Area 669 Sq Ft - 62.15 Sq M



Second 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



Map



Details

Type: Flat - Purpose Built Beds: 2 Bathrooms: 1 Receptions: 1

Tenure: Leasehold

GUIDE PRICE £300,000 - £325,000

LEASEHOLD

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

This purpose built property offers approximately 670 sqft of living space. Offering two double bedrooms, a substantial living room with a semi open-plan 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 £300,000 TO £325,000 • LEASEHOLD • TOP-FLOOR WITH ACCESS TO LOFT • TWO-DOUBLE BEDROOMS • SUBSTANTIAL LIVING ROOM WITH SEMI OPEN-PLAN KITCHEN • FAMILY BATHROOM • COMMUNAL SWIMMING POOL AND XEN GARDENS • PARKING • In Proximity of Shops, Restaurants, Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

GUIDE PRICE £300,000 - £325,000

LEASEHOLD

EPC E

COUNCIL TAX BAND D

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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.

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.

Here is what the owner had to say:

Living at 125 Paxton Road is just lovely, because of the quiet and the space and security. I've known flats where you can hear the neighbours' every move, and here I hear nothing. I checked with the neighbours about my telly on film nights and even on full blast, they can't hear it. All the neighbours are good, friendly and respectful. That might come from having some residents as directors helping manage the development, keeping an eye on how the service charge is spent and keeping bills down for us all.

In fact, living here you can quite clearly see where the service charge is spent – with a fully maintained heated indoor swimming pool and well cultivated gardens, it's excellent value for money.

The flat is well built and cleverly designed for me and my family and friends – a brilliant warm home and gorgeous for hosting friends and parties too. Vaulted ceilings in the bathroom and kitchen, which is unusual and gives the place a sense of space and light, along with the oversized windows. The flat is well insulated, and the electricity bills are a lot lower than I expected. The huge double glazed rooflight in the bathroom is a godsend in the summer, providing a through breeze and taking heat up and away on hot days, and insulated when closed in the winter. The shower has amazing pressure and loads of hot water.

Loft storage is huge and a real perk with this flat.

The gardens are very well kept, with interesting plants and trees, and there's a pretty Japanese garden that's genuinely peaceful. I often sit out there on my own with a hot drink or take my friends there for chatting and drinks. The pool is a great facility — heated, indoor, shared with the other residents, but I just book a private session whenever I fancy a dip. For friends and family, it's loads of fun, but for me the real pleasure is coming home from work, standing for a moment on the edge of the pool and then diving in…. beautiful. The showers down there are excellent – hot and unending.

Transport-wise it works very well. A private dedicated parking space, Plus the Windrush line via Forest Hill -- and Lower Sydenham gets me to London Bridge and Charing Cross easily. Bell Green is handy for buses, and the Aldi there is a good one — friendly staff, sensible prices, and weird centre-aisle Christmas presents! The big Sainsburys with an Argos inside, the new M&S Foodhall a walk away, B&Q and Toolstation nearby. V handy.

It's a well-designed home with light, space, privacy and quiet at the heart of it. For London, I don't think you'd do better. It's a great base, warm, comfortable, spacious -- and I have totally loved living here.

I'm upsizing for a garage for work and a private garden for pets and for my kids. Actually, the management company are very open to discussions about keeping pets in flats at Paxton Road and there are several cute cats and dogs living in the development too.

I'm sure you'll love living here. On the development, 125 is the plum choice too - bigger and better placed than all the others. (Hashtag, just saying!)

Plus, it has a goldfish themed toilet seat, Perfect!

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 in 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

Costs and tenure
Tenure: Leasehold
Lease length: 90 years remaining (125 years from 1991)
Ground rent: £250/year
Service charge: £2,180/year
Council tax band: D
EPC rating: E

The building
Mid-terrace flat, standard construction
2 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Heating: None
Heating features: Double glazing and night storage
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three great, EE great
Parking: Allocated, Off Street, Driveway, Private, and Rear
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 (TGL85518):
- Before a transfer or other relevant dealing can be registered, a certificate from the Secretary or Solicitor of Paxton Gardens (Forest Hill) Management Company Limited must confirm that clause 3(7)(c) of the lease has been complied with. The extract does not set out what that clause requires.
- The register also refers to a restriction in the lease on dealings during the owner's lifetime. The extract does not give its full terms.
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.