



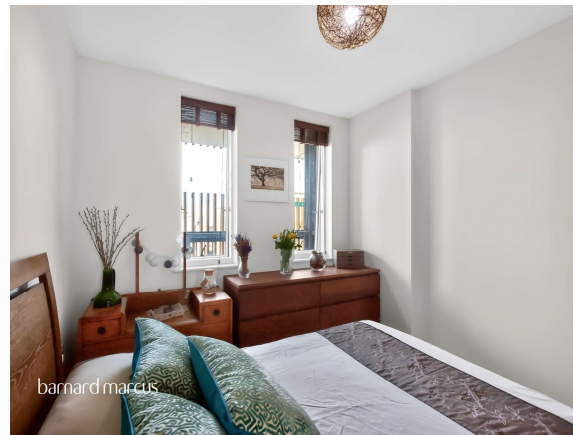
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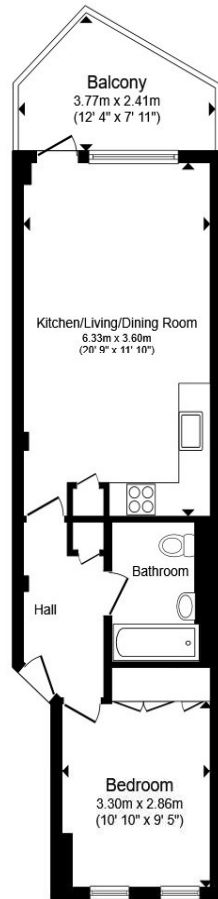
**Paxton House Cargreen Road, London SE25 5FB**



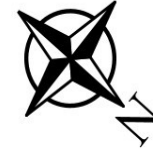
**welcome to**  
**Paxton House Cargreen Road, London**

A beautiful condition, high spec apartment close to Norwood Junction Station with off street parking and private balcony.





**First Floor**



**Total floor area 43.4 m<sup>2</sup> (468 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



A superb opportunity to acquire this stunning one-bedroom apartment, built in 2017 and presented in excellent condition throughout, complete with off-street parking, a large private balcony and the remainder of its build warranty. The heart of the home is the bright and spacious open-plan living area, offering ample room for both living and dining furniture. The sleek, high-spec handleless gloss kitchen is fully integrated and perfectly complements the contemporary design. Large doors open onto a generous private balcony, creating an ideal space for relaxing or entertaining.

The double bedroom is a fantastic size and benefits from large built-in wardrobes, while the stylish modern bathroom features a full-size bath with overhead shower and heated towel rail.

Residents also enjoy access to a trendy communal lounge and a beautifully maintained rooftop garden, providing additional spaces to unwind and socialise.

Location is a real highlight, with Norwood Junction Station just moments away, offering superb transport links into Central London. Crystal Palace is also within easy reach, renowned for its vibrant selection of cafés, bistros, pubs, parks and independent shops. Everyday conveniences are equally close by, with supermarkets and local amenities just a short walk from the property.

A stylish, move-in-ready home in a highly convenient location.

welcome to

## Paxton House Cargreen Road, London

- Close to Norwood Junction Station
- Private Large Balcony
- Off Street Parking
- Stunning Specification
- Stylish Kitchen & Bathroom

Tenure: Leasehold EPC Rating: C

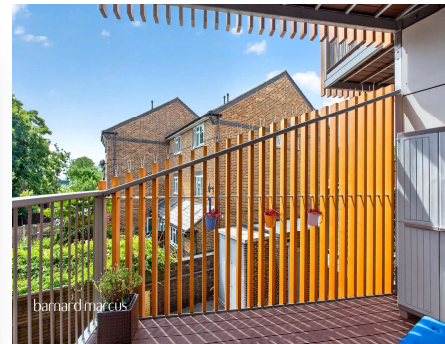
Council Tax Band: C Service Charge: 2500.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Feb 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

**£300,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113533](https://www.barnardmarcus.co.uk/Property/CRY113533)



Property Ref:  
CRY113533 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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