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PAXTON ROAD, LONDON, SE23 2QH

Guide Price £225,000 TO £250,000

Property Images



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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(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: Apartment Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Features

- CHAIN-FREE • GUIDE PRICE £225,000 TO £250,000 • TOP-FLOOR • EXCLUSIVE ACCESS TO LOFT • COMMUNAL SWIMMING POOL AND GARDENS • ALLOCATED PARKING • APPROXIMATELY 467 SQFT • PERFECT FOR FIRST-TIME BUYER • In Proximity of Shops, Restaurants and Amenities • In Proximity of Transport, Schools, Parks and Green Spaces

CHAIN-FREE

Guide Price £225,000 - £250,000

New to the market is this well-proportioned first floor one bedroom apartment in this private development which benefits from allocated parking, communal gardens and a communal swimming pool.

This purpose built property offers approximately 467 sqft of living space. Offering one double bedroom, living room, kitchen, bathroom, loft access, allocated 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.

EPC C

COUNCIL TAX BAND C

EXTENDED LEASE OF 180 YEARS ON COMPLETION

Here is what the owner says about the property:

The flat is on the top floor with natural light and access to a loft space. The development has a swimming pool, communal gardens, allocated off-street parking space and bike racks, and it has a safe community feel.

In terms of refurbishment there is a new bathroom, new flooring in the living room and hall, and extensive renovations in October 2025, including new carpet in the bedroom, repainting throughout, new heaters throughout and refresh of the kitchen including new hob and sink

I rented out the property after living in it for seven years because I needed to relocate quickly.

Paxton Road is located approximately 0.7 miles to Forest Hill station and town centre and approximately 0.6 miles to Bell Green Retail Park which is home to some well-known shops such as Next, Sports Direct, B&Q, Next, Costa and McDonalds. 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 property that is located to this many highly rated schools.

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.
Cannon 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 is 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 recognised as popular 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 trail" 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 to obtain more information and book a viewing.

Hunters Estate Agents have recently sold in the local area and here are the performance stats:

- 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

Verified Material Information

Costs and tenure

Tenure: Leasehold

Lease length: 90 years remaining (125 years from 1991) - currently undergoing a lease extension to 180 years

Ground rent: £100/year currently being reduced to nil as part of the lease extension

Service charge: £2,125/year

Council tax band: C

EPC rating: C

The building

Flat, standard construction

1 bedroom, 1 bathroom, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Heating: Electric heaters

Heating features: Double glazing

Broadband: Ask agent: Superfast broadband

Mobile coverage: O2 good, Vodafone good, Three great, EE great

Parking: Allocated and off street

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (TGL83498):

- The owner is not allowed to sell or transfer the property unless a certificate is provided by the management company, Paxton Gardens (Forest Hill) Management Company Limited, confirming that specific lease rules have been followed.

- There are rules in the lease that limit how the property can be sold or transferred to ensure all leasehold requirements are met.

- As is standard with most mortgages, the property cannot be transferred to a new owner without the formal consent of the lender, Coventry Building Society.

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.

