



**£1,400 pcm**  
1 bedroom flat

Paxton Road  
Forest Hill

# Read all about it...

Offered furnished and available for immediate viewing, this bright and spacious one-bedroom ground floor flat is located in the sought-after Paxton Road development. Residents enjoy exclusive amenities, including allocated off-street parking, beautifully landscaped communal gardens, and access to a communal indoor pool.

The flat is well-presented throughout and features a welcoming entrance hall leading to a generously sized double bedroom, a modern bathroom, and a spacious lounge with ample room for a dining table. The lounge flows seamlessly into the kitchen, creating an ideal layout for comfortable living and entertaining.

Conveniently located within a mile of Forest Hill, Lower Sydenham, and Sydenham Stations, the property offers excellent transport links via the London Overground, National Rail, and local bus services to Central London. The area boasts a vibrant community feel with a variety of independent shops, supermarkets, and leisure options, including the nearby Bell Green Retail Park. A fantastic opportunity to enjoy a modern and well-connected lifestyle.

## GROUND FLOOR

### Entrance Hall

17' 0" x 3' 4" (5.18m x 1.02m)

Ceiling light, storage cupboard, electric wall heater, laminate wood flooring.

### Lounge/Diner

17' 8" x 10' 11" (5.38m x 3.33m)

Double-glazed windows, pendant ceiling light, cupboard housing boiler, electric wall heater, laminate wood flooring.

### Kitchen

7' 11" x 6' 8" (2.41m x 2.03m)

Double-glazed window, track ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated oven, electric hob and extractor hood, washing machine, fridge/freezer, vinyl

flooring.

### Bedroom

13' 10" x 8' 9" (4.22m x 2.67m)

Double-glazed window, pendant ceiling light, electric wall heater, fitted carpet.

### Bathroom

6' 10" x 5' 7" (2.08m x 1.70m)

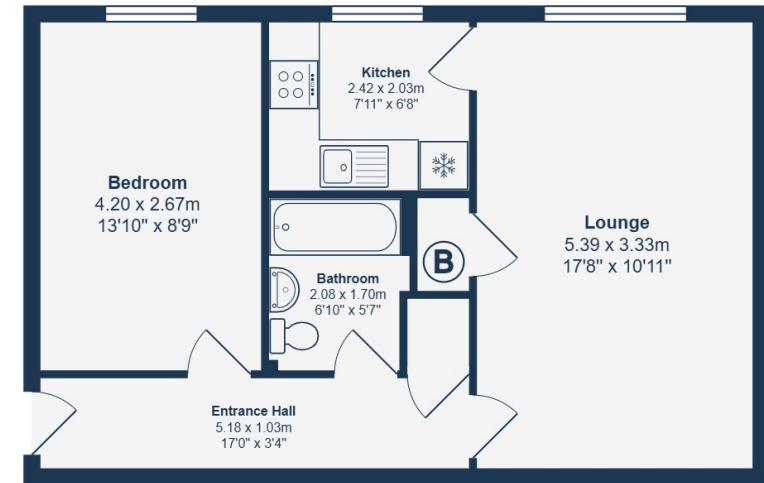
Flush ceiling light, bathtub with shower, pedestal washbasin, WC, tile flooring.

## OUTSIDE

**Allocated off-street parking space**

**Communal garden**

**Communal indoor swimming pool**



Ground Floor

Total Area: 46.4 m<sup>2</sup> ... 499 ft<sup>2</sup>

Drawn for Stanfords Sales & Lettings

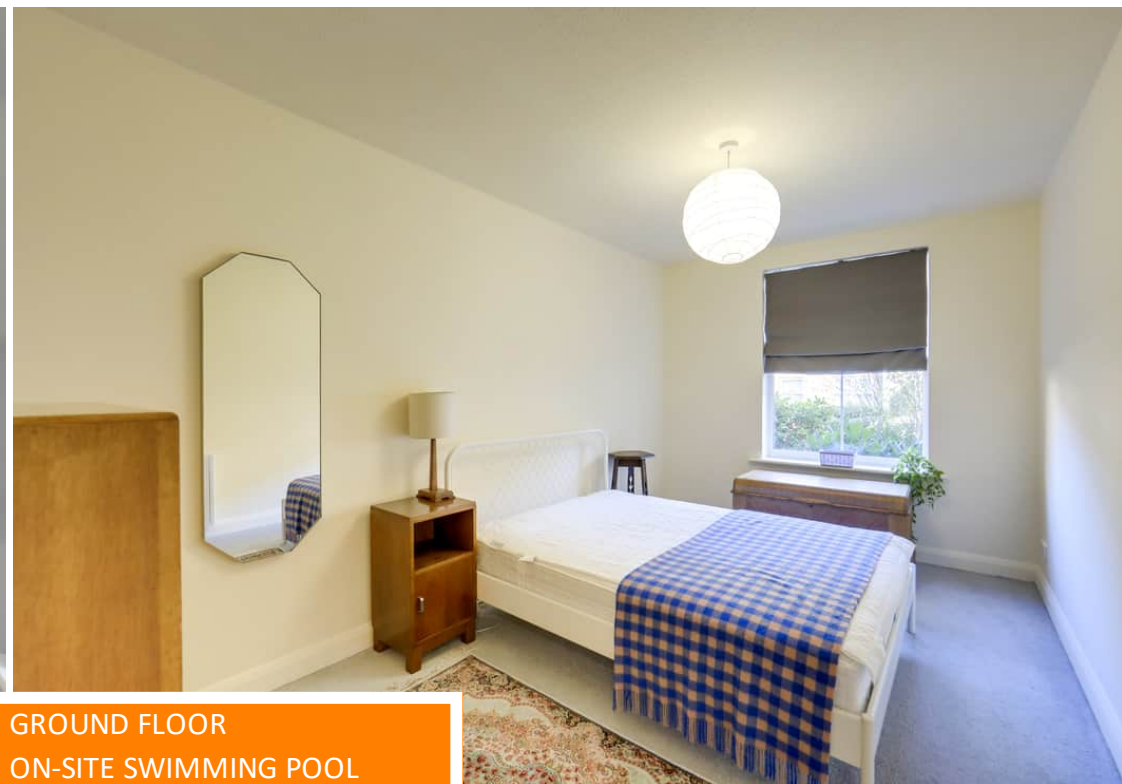
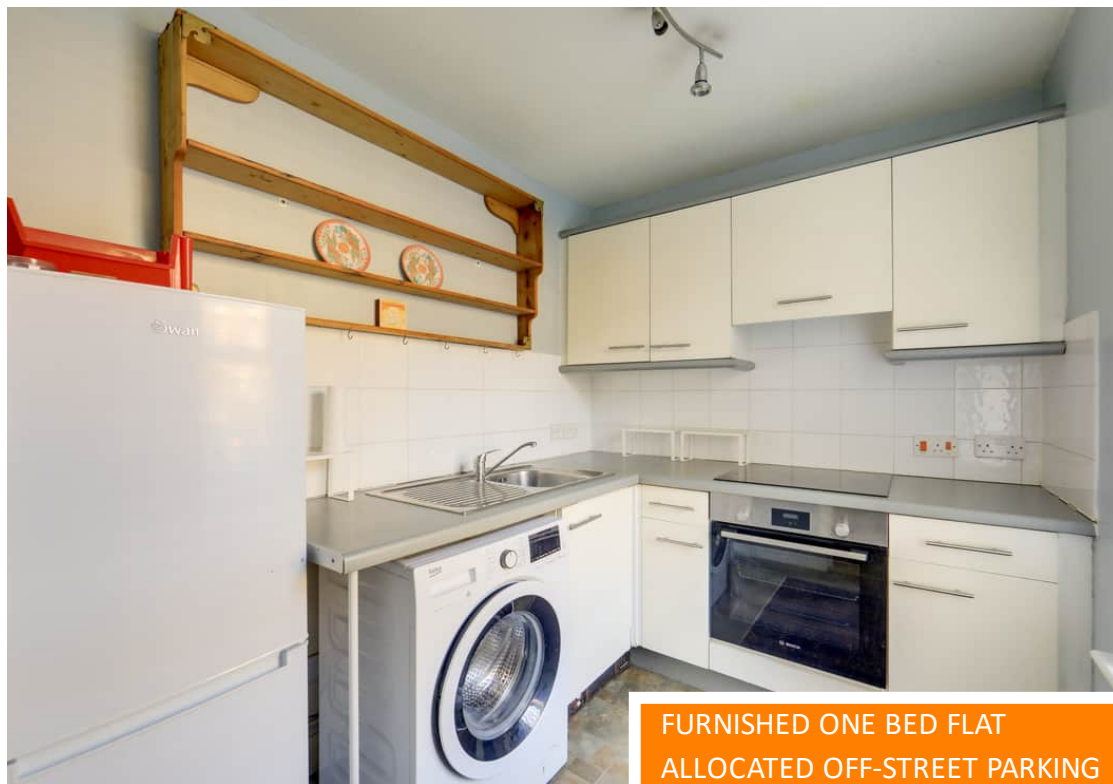
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

Like what you see?

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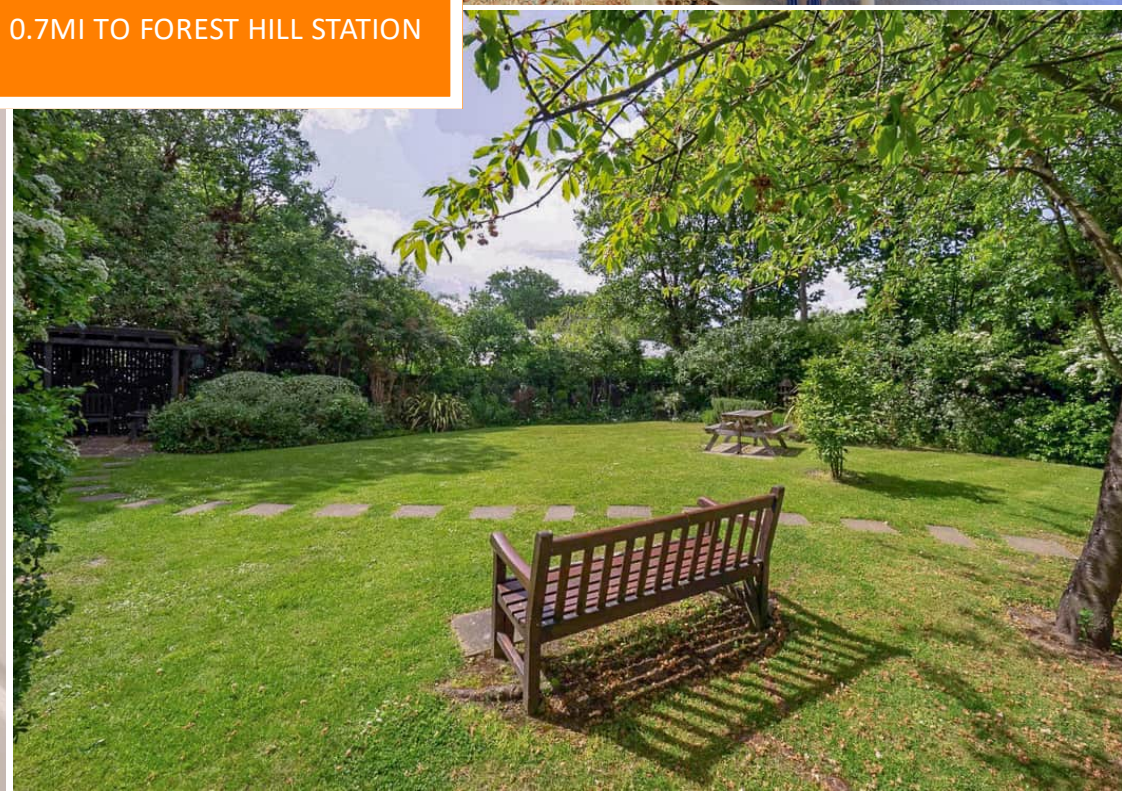
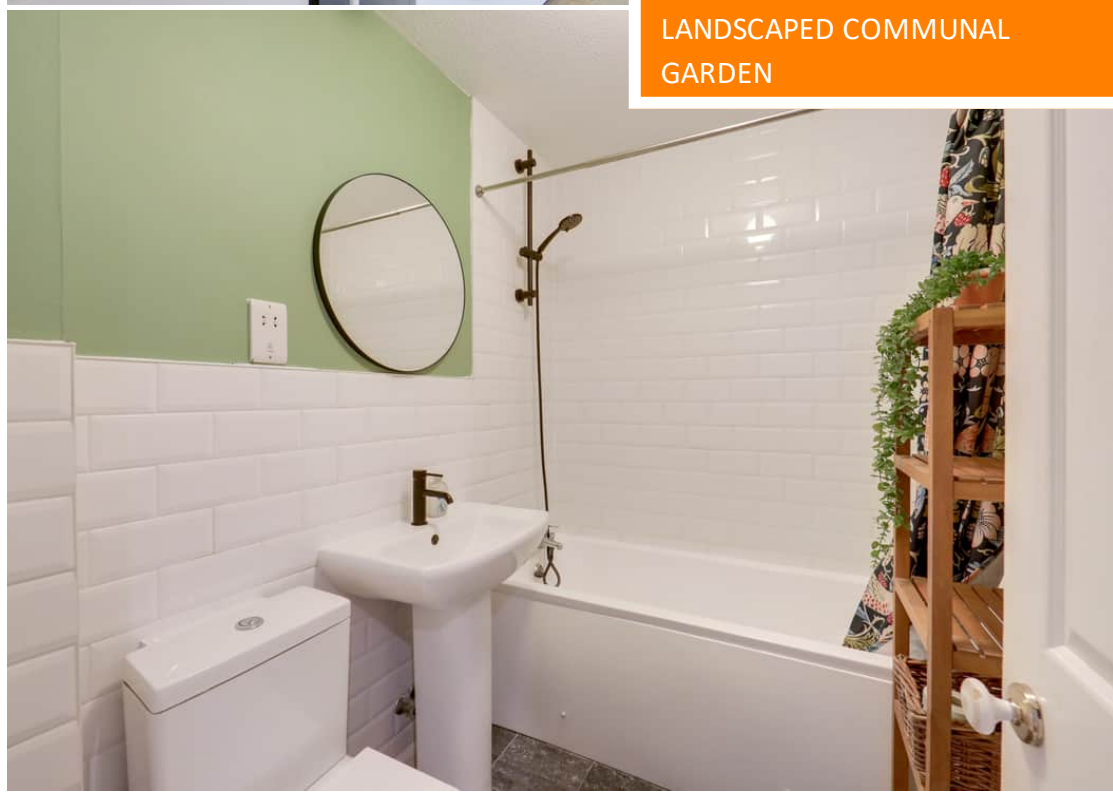
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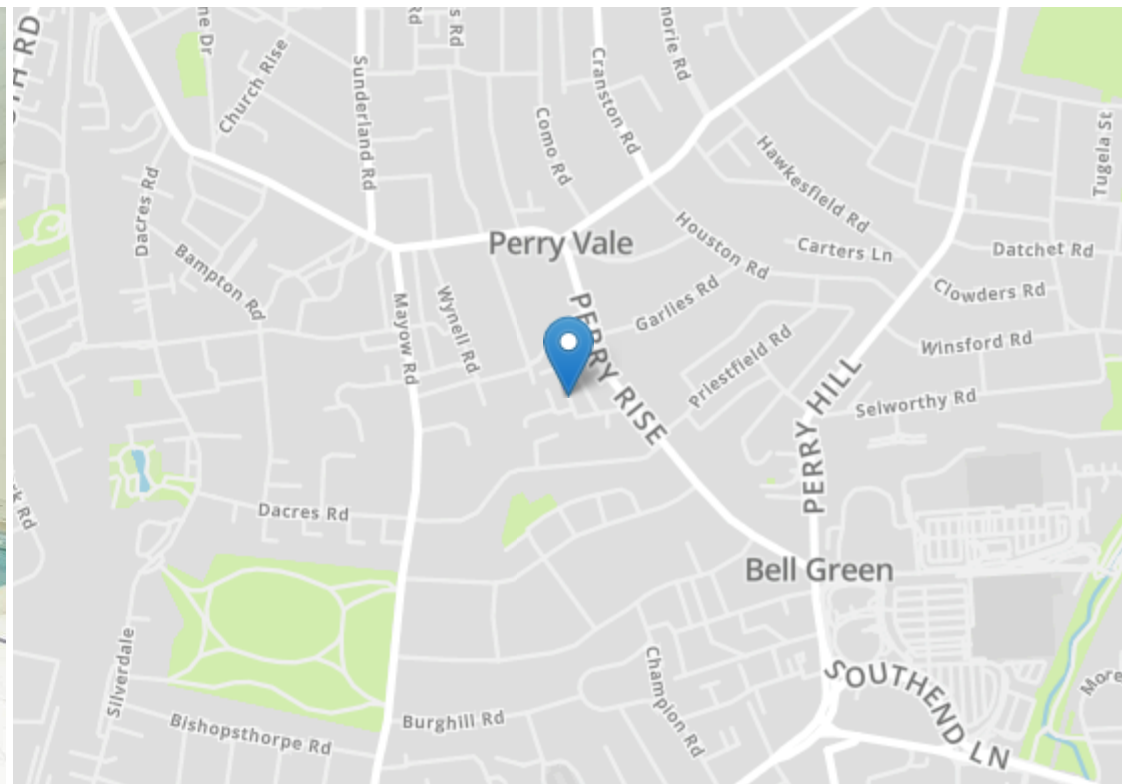


FURNISHED ONE BED FLAT  
ALLOCATED OFF-STREET PARKING  
LANDSCAPED COMMUNAL GARDEN

GROUND FLOOR  
ON-SITE SWIMMING POOL  
0.7MI TO FOREST HILL STATION







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