



**£210,000 Leasehold**  
studio flat

Paxton Road  
Forest Hill

# Read all about it...

Set in the popular Paxton Road development in Forest Hill, this chain-free ground-floor studio flat is a lovely, low-maintenance home with a calm and friendly feel with the added bonus of shared gardens and a private residents' swimming pool as well as allocated off-street parking. The development is well looked after and has a strong sense of community. A great option for a first-time buyer, someone needing a weekday base, or anyone looking for a well-connected spot with some nice extras. Simple, easy living in a well-looked-after setting.

The main living area is light and open, offering enough room to sleep, relax, and dine comfortably. There's a separate modern kitchen and a well-kept bathroom. The entrance hall has space for coats and shoes, along with two handy storage cupboards, helping to keep things tidy.

Forest Hill, Sydenham, and Lower Sydenham stations are all nearby, giving you easy access to central London by Overground or National Rail. The area has a friendly, local feel with plenty of useful shops, supermarkets, and cafes, as well as green spaces like Horniman Gardens and Bell Green Retail Park for bigger errands.

**Tenure:** Leasehold (91 years remaining) The vendor is open to discussions around extending the lease | **Monthly Service Charge:** £169.75 | **Ground Rent:** £90pa | **Council Tax:** Lewisham band B

## GROUND FLOOR

### Entrance Hall

2.74m x 1.04m (9' 0" x 3' 5")

Pendant ceiling light, radiator, laminate wood flooring.

### Living Area

5.38m x 3.32m (17' 8" x 10' 11")

Track ceiling light, double-glazed window, radiator, laminate wood flooring.

### Kitchen

2.40m x 2.02m (7' 10" x 6' 8")

Track ceiling light, double-glazed window, fitted kitchen units, sink with mixer tap and drainer, integrated oven and electric hob, extractor hood, plumbing for washing machine, tile flooring.

### Bathroom

1.70m x 1.11m (5' 7" x 3' 8")

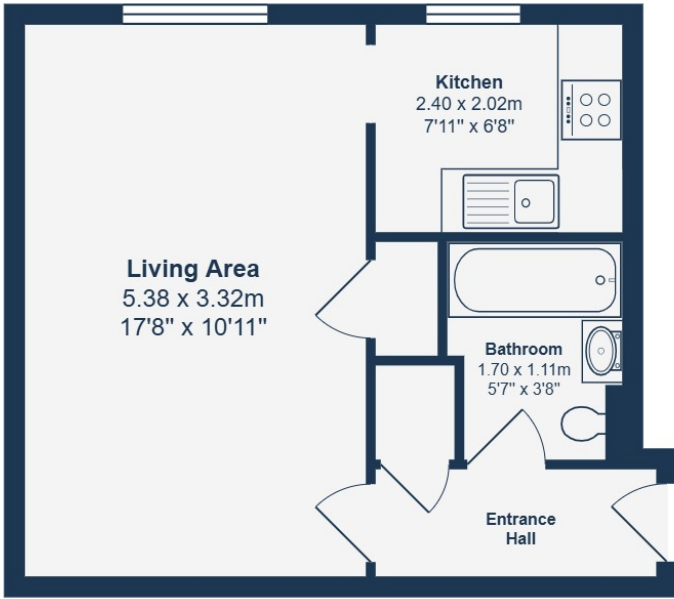
Inset ceiling spotlights, bathtub with shower and screen, washbasin, WC, heated towel rail, tile flooring.

## OUTSIDE

**Allocated off-street parking**

**Communal Garden**

**Communal indoor swimming pool**



Ground Floor

Total Area: 31.7 m² ... 341 ft²

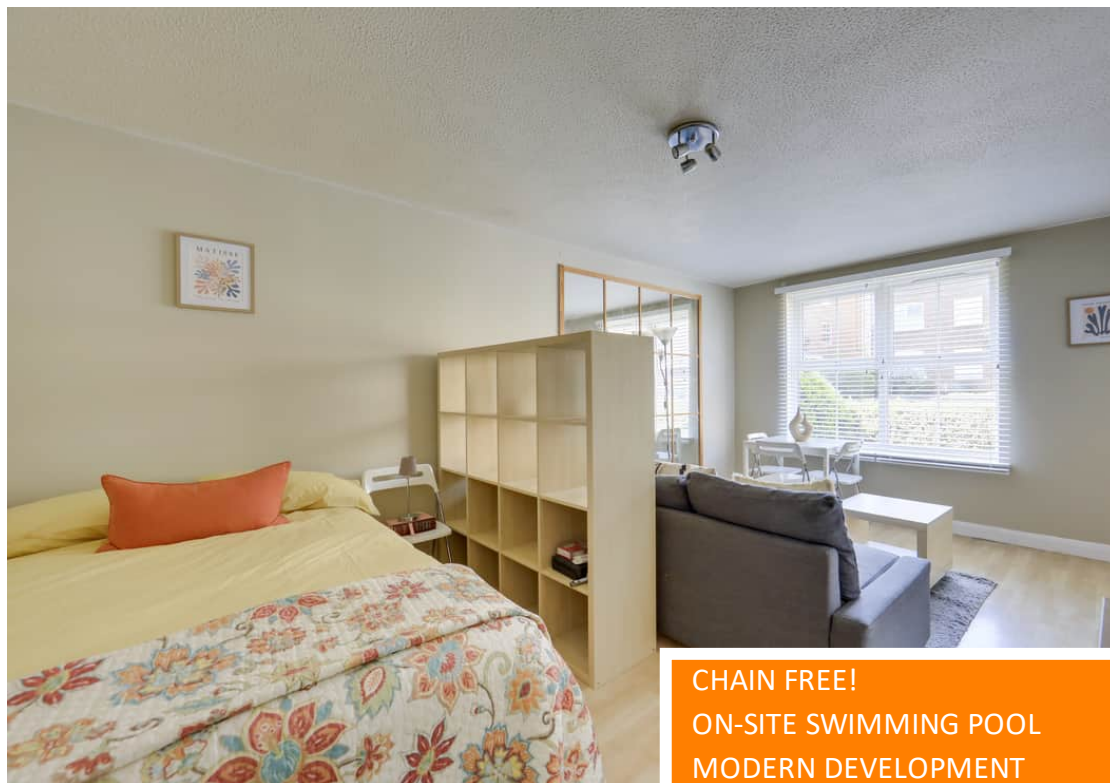
Drawn for Stanfords Sales & Lettings  
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

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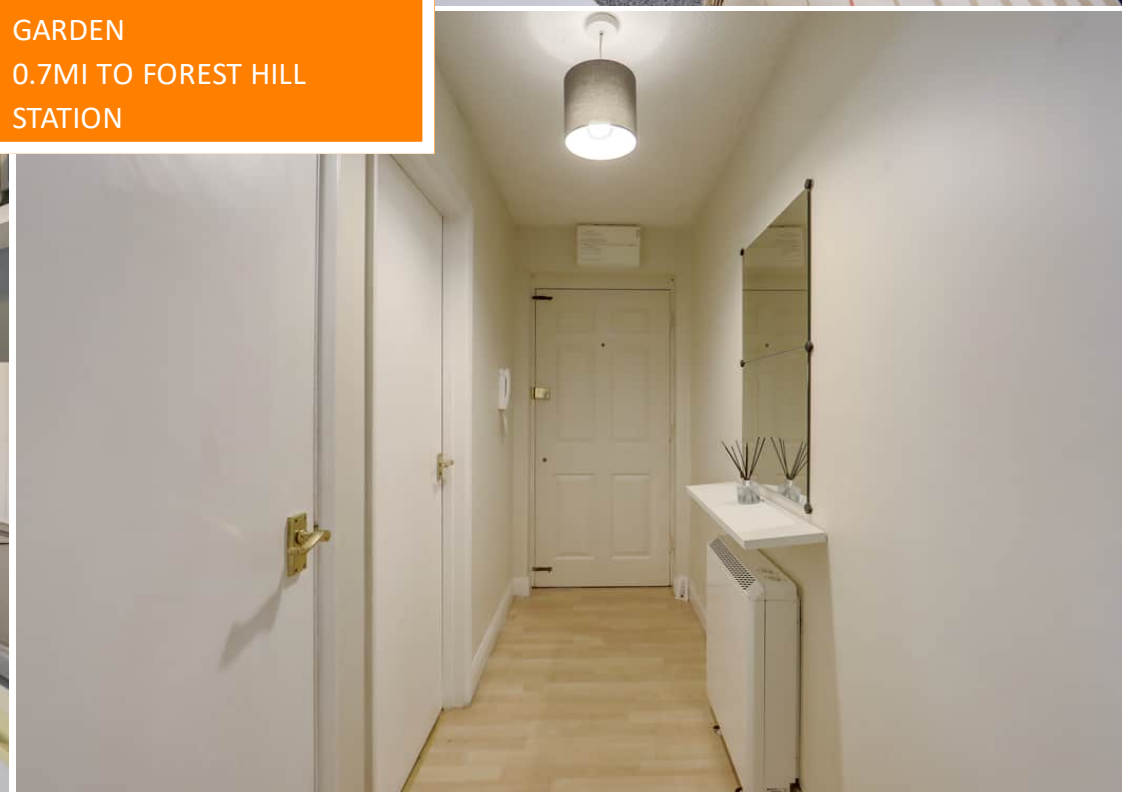
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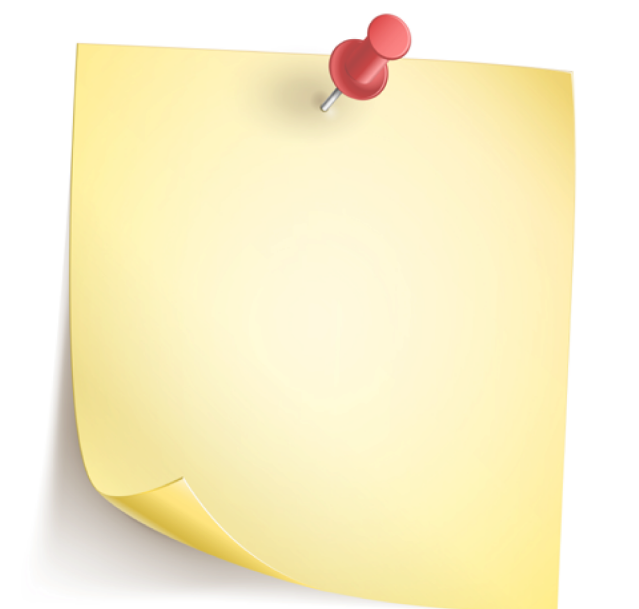
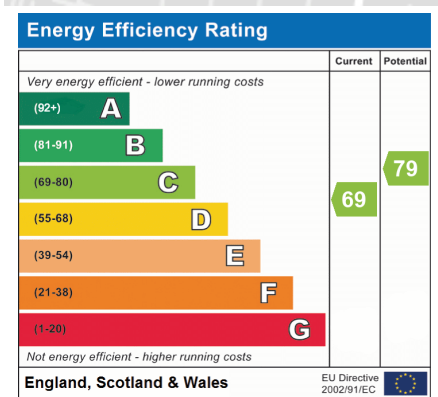
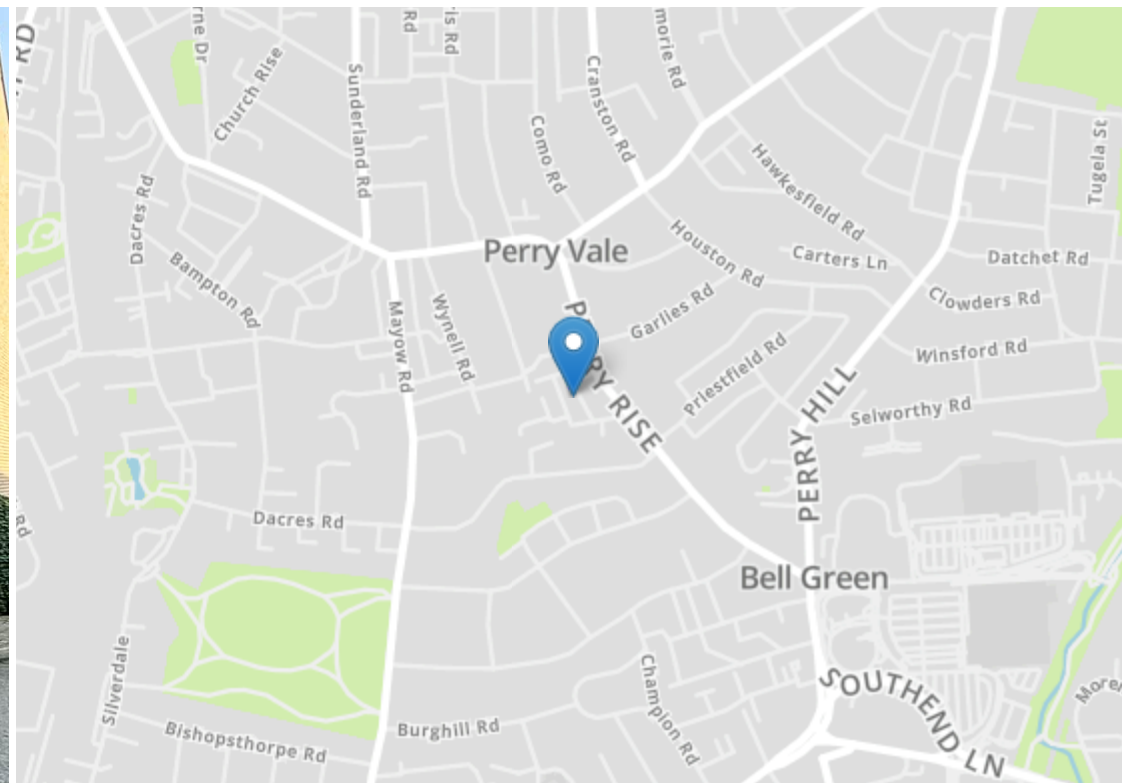


CHAIN FREE!  
ON-SITE SWIMMING POOL  
MODERN DEVELOPMENT

ALLOCATED OFF-STREET  
PARKING  
LANDSCAPED COMMUNAL  
GARDEN  
0.7MI TO FOREST HILL  
STATION







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