



PAXTON ROAD, LONDON, SE23  
**£250,000 LEASEHOLD**

## LIGHT AND AIRY ONE BEDROOM FLAT

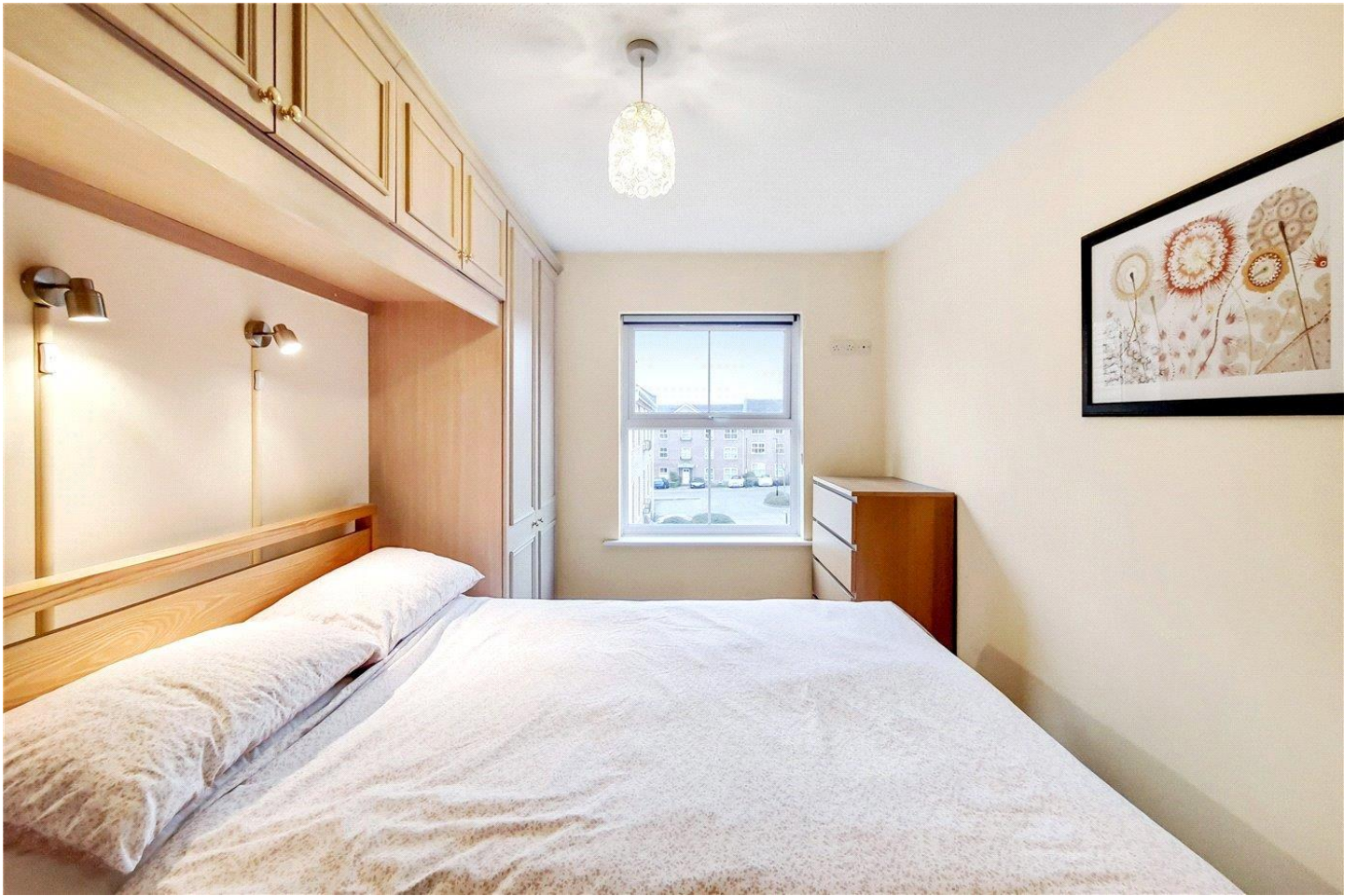
Forest Hill | | [foresthill@winkworth.co.uk](mailto:foresthill@winkworth.co.uk)



**DESCRIPTION:**

One Double Bedroom | Light and Airy | Communal Gardens and Swimming Pool | Loft Space | Allocated Parking | Very Good Condition | Close to Shops | Forest Hill | Zone 3



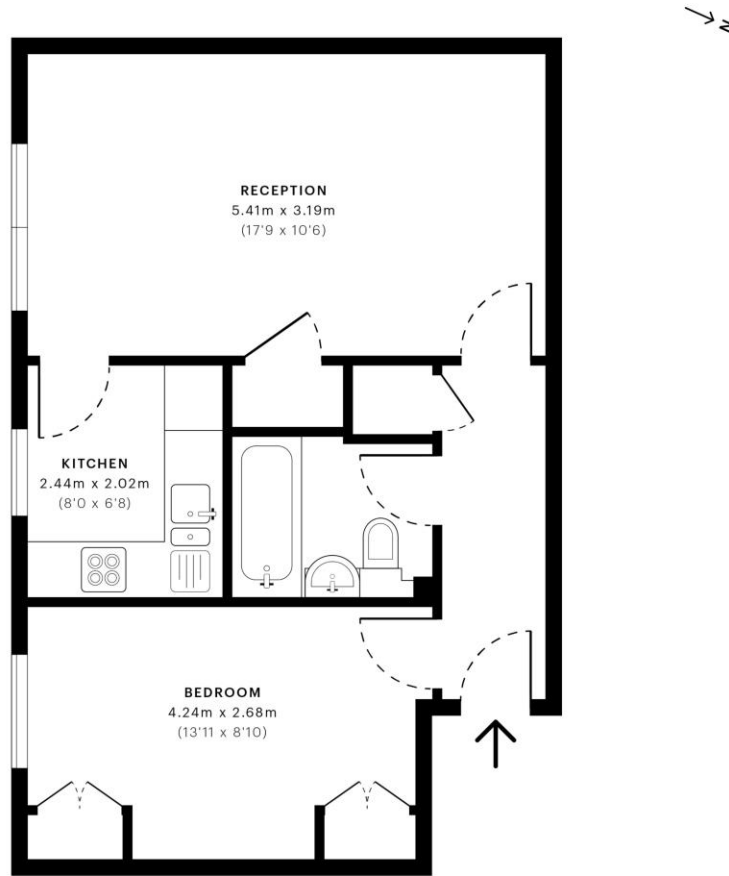


Paxton Road, SE23

CAPTURE DATE 23/01/2023 LASER SCAN POINTS 36,058,621

GROSS INTERNAL AREA

43.64 sqm / 469.74 sqft



— Second Floor

 GROSS INTERNAL AREA (GIA)  
The footprint of the property  
43.64 sqm / 469.74 sqft

 NET INTERNAL AREA (NIA)  
Excludes walls, voids and external features  
Includes balconies, restricted head height  
41.63 sqm / 448.10 sqft

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT  
Limited use areas under 1.9m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Photos and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

PH0 08 RESIDENTIAL 44.30 sqm / 477.38 sqft  
PH0 02 RESIDENTIAL 42.37 sqm / 456.91 sqft

SPEC ID 563c8213cc32ab00de1a264c0

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Leasehold

**Term:** 91 year and 9 months

**Service Charge:** £1919.2 per annum

**Ground Rent:** £ 100 Annually (subject to increase)

**Council Tax Band:**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

