



FLAT 14, PAXTON COURT, 164 ADAMSRILL ROAD, LONDON, SE26  
**GUIDE PRICE £280,000 - £300,000**  
**LEASEHOLD**





### DESCRIPTION:

Beautiful ground floor apartment with a private garden located a short stroll from Forest Hill & Sydenham.



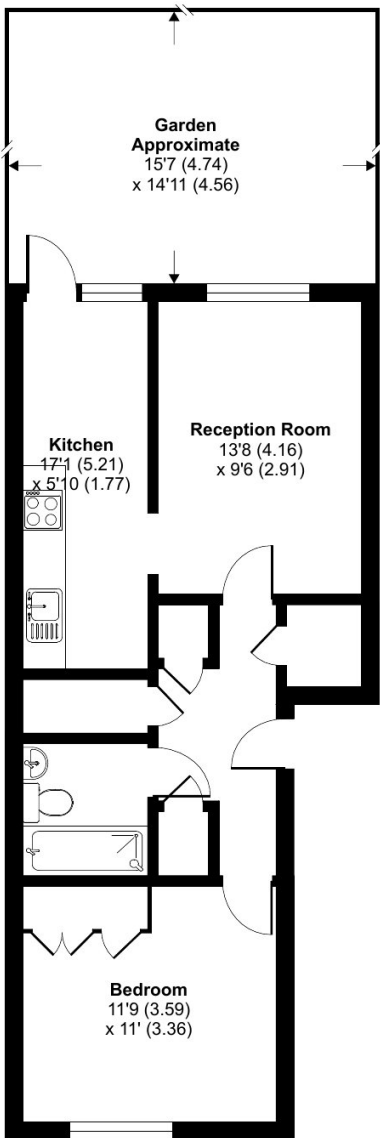




# Paxton Court, Adamsrill Road, London, SE26

Approximate Area = 526 sq ft / 48.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlc/ecom 2025. Produced for Winkworth Forest Hill and New Cross. REF: 1301698

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 88 year and 10 months

**Service Charge:** £1200 per annum

**Ground Rent:** £ 10 Annually (subject to increase)