



£400,000 Leasehold
2 bedroom flat

Westwood Park
Forest Hill

Read all about it...

This 2 bedroom purpose-built 1980s flat is located off the popular Honor Oak Road close to the heart of Forest Hill. Benefiting close proximity to Forest Hill Station, Westwood Court is a stone's throw away from the Horniman Museum & Gardens, as well as the charming town centre of Forest Hill with it's wide variety of amenities and independent shops.

Spanning over 700 sqft, this property presents two bedrooms with built-in wardrobes, a generously sized lounge opening onto a balcony, a contemporary kitchen, and a bathroom with a separate WC. While the kitchen boasts a modern flair, the remaining areas of the flat offer an excellent opportunity for personalisation and modernisation.

Externally, the building boasts a private garage with sockets & electricity. Furthermore, this property comes to market with the added advantage of being offered without an onward chain.

Tenure: Leasehold (117 years remaining) | Service Charge: £100pm | Ground Rent: £150pa

GROUND FLOOR

Hallway

Pendant ceiling light, laminate flooring.

Lounge

4.91m x 4.26m (16' 1" x 14' 0")

Pendant ceiling light, double-glazed windows and patio door to the balcony, radiator, fitted carpet.

Bedroom

4.91m x 3.57m (16' 1" x 11' 9")

Pendant light, double-glazed windows, built-in wardrobe, radiator, fitted carpet.

Bedroom

3.01m x 2.87m (9' 11" x 9' 5")

Pendant light, double-glazed window, built-in wardrobe, radiator, fitted carpet.

Kitchen

2.68m x 2.40m (8' 10" x 7' 10")

Square ceiling light, double-glazed window, laminate worktops, stainless steel sink, gas double oven and hob with overhead extractor, tiled flooring.

Bathroom

1.65m x 1.55m (5' 5" x 5' 1")

Circular ceiling light, double-glazed frosted window, bathtub, sink, heated towel rail, tiled walls and flooring.

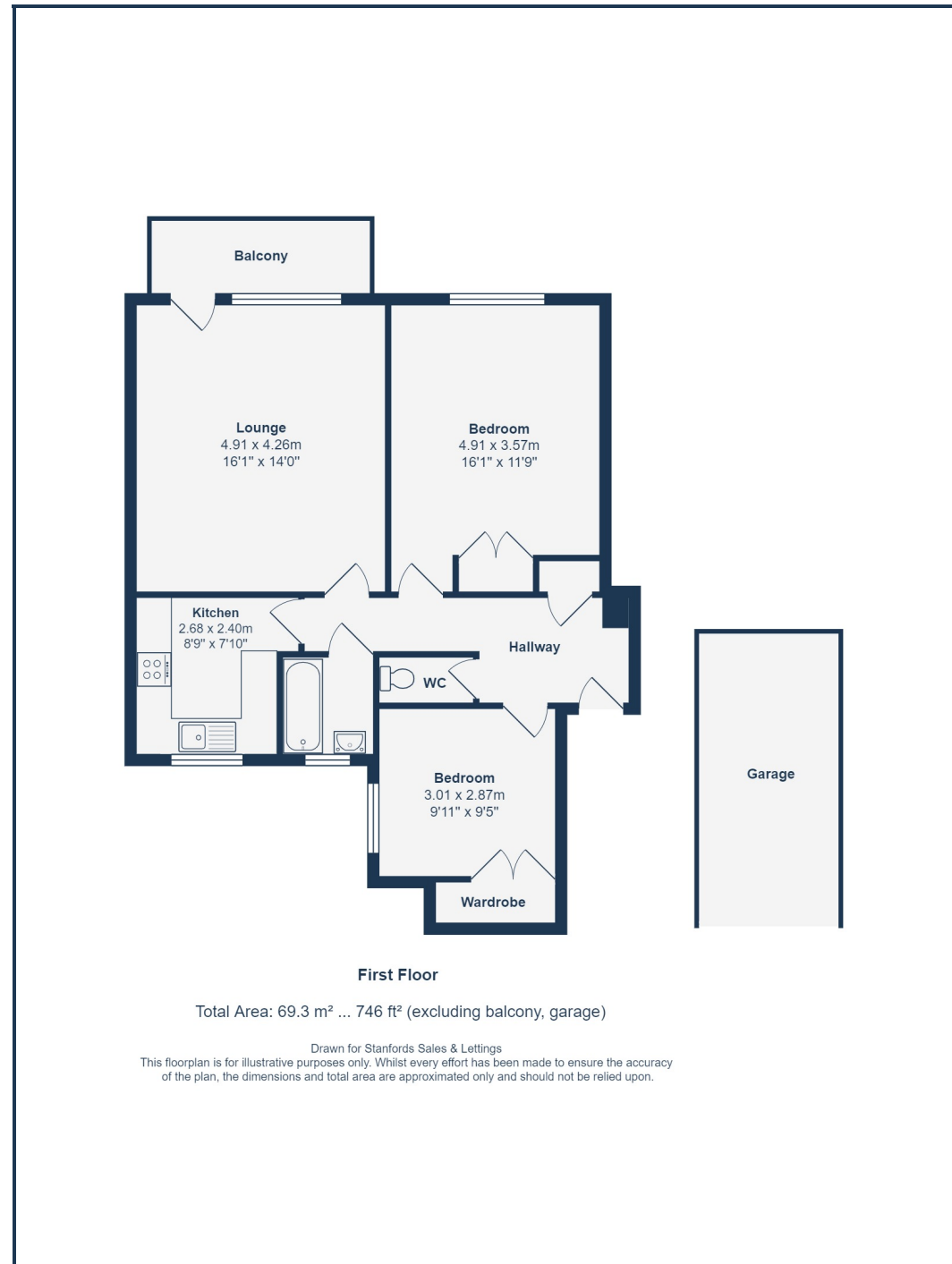
WC

Pendant ceiling light, WC, tiled flooring.

OUTSIDE

Balcony

Garage



Like what you see?

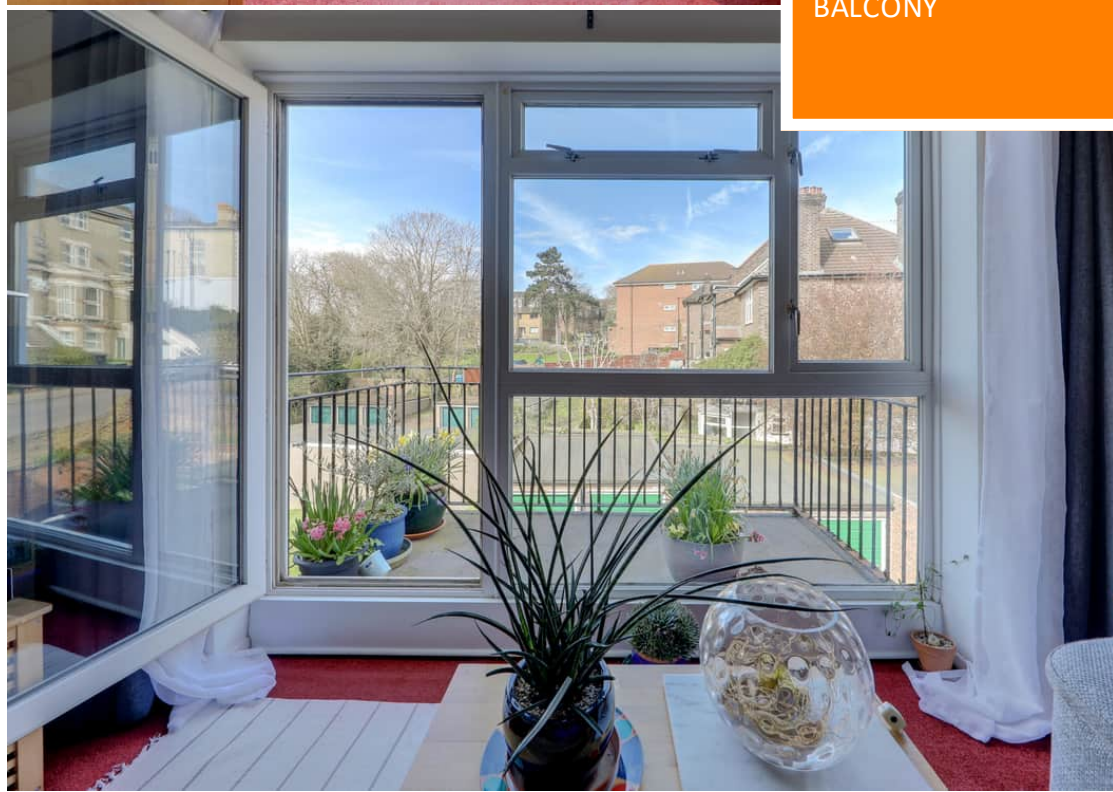
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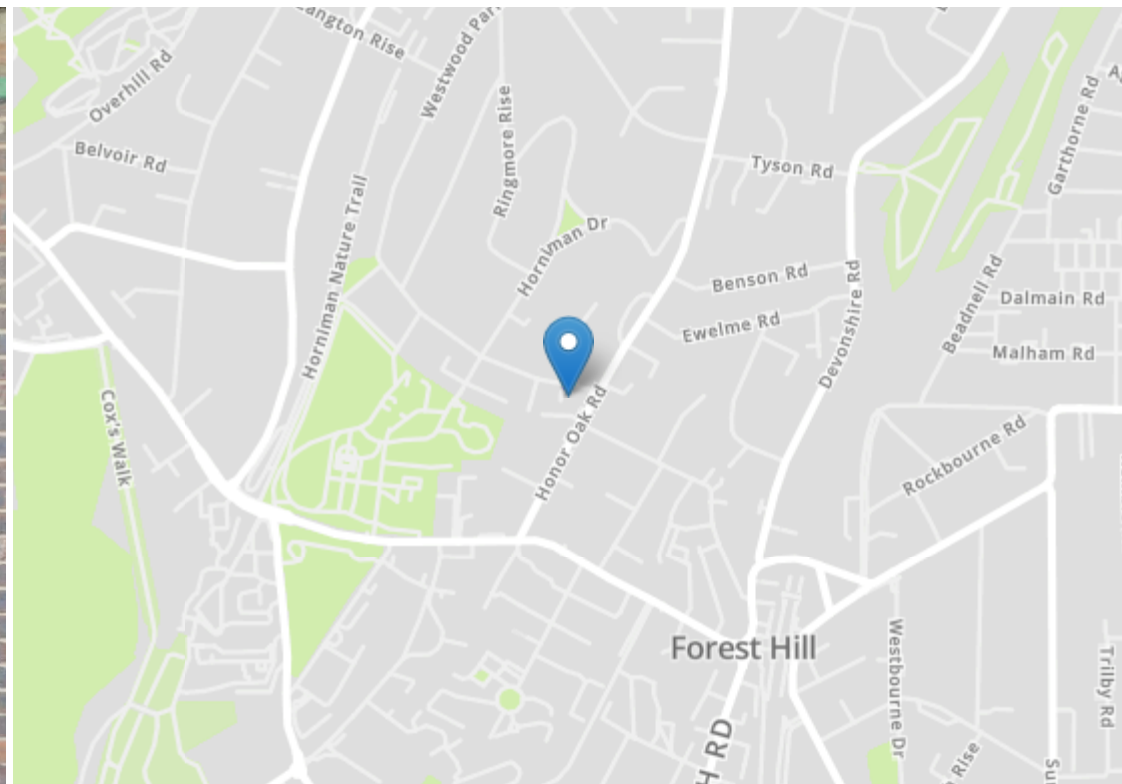
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GARAGE
BALCONY

APPROX. 746SQFT
0.3MI TO FOREST
HILL STATION
HORNIMAN GARDENS
AREA





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales EU Directive 2002/91/EC



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