



£399,950 Leasehold

2 bedroom flat

Westbourne Drive

Forest Hill

Read all about it...

This light and spacious two-bedroom flat offers the perfect opportunity for buyers seeking a move-in-ready home in a vibrant community with excellent commuter links, along with the added benefits of access to a well-maintained communal garden and off-street parking.

Situated on the first floor of a modern residential block, this beautifully presented flat features a welcoming entrance hall leading to a bright and airy lounge, offering ample space for dining and natural light streaming in from a Juliet balcony. The sleek kitchen comes equipped with integrated appliances, providing both style and functionality. Further along the hallway, you'll find two generously sized double bedrooms and a modern bathroom accented with charming brass fixtures.

Just a short walk from Forest Hill Station, with fast access to Central London via the Overground and National Rail, this location also boasts an eclectic mix of independent shops, supermarkets, and exciting dining options. The renowned Horniman Museum and Gardens are nearby, with its popular Sunday market offering local and independent produce. Forest Hill is also a favorite among young families, thanks to its excellent nurseries and schools, as well as an abundance of green spaces to enjoy.

Tenure: Leasehold (132 years remaining) | **Monthly Service Charge:** £118 | **Ground Rent:** £250pa
| **Council Tax:** Lewisham band C

**FIRST FLOOR FLAT
MODERN KITCHEN &
BATHROOM
CLOSE TO FOREST HILL STATION**

**TWO DOUBLE BEDROOMS
COMMUNAL GARDEN AND
PARKING
APPROX - 581SQFT.**



Like what you see?

Call **020 8699 6778** or email us at foresthill@stanfordestates.london
to arrange a viewing or request further information



FIRST FLOOR

Hallway

Inset ceiling spotlights, radiator, wood flooring.

Lounge

12' 6" x 11' 10" (3.81m x 3.61m)

Double-glazed window and door to Juliet balcony, inset ceiling spotlights, radiator, wood flooring.

Kitchen

8' 10" x 6' 7" (2.69m x 2.01m)

Double-glazed window, inset ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, washing machine, fridge/freezer, microwave, oven, gas hob, extractor hood and combi boiler, radiator, tile flooring.

Bathroom

8' 7" x 7' 8" (2.62m x 2.34m)

Double-glazed window, inset ceiling spotlights, bathtub with rainfall showerhead and screen, pedestal washbasin, WC, heated towel rail, tile flooring.

Bedroom

13' 0" x 10' 11" (3.96m x 3.33m)

Double-glazed window, inset ceiling spotlight, radiator, fitted carpet.

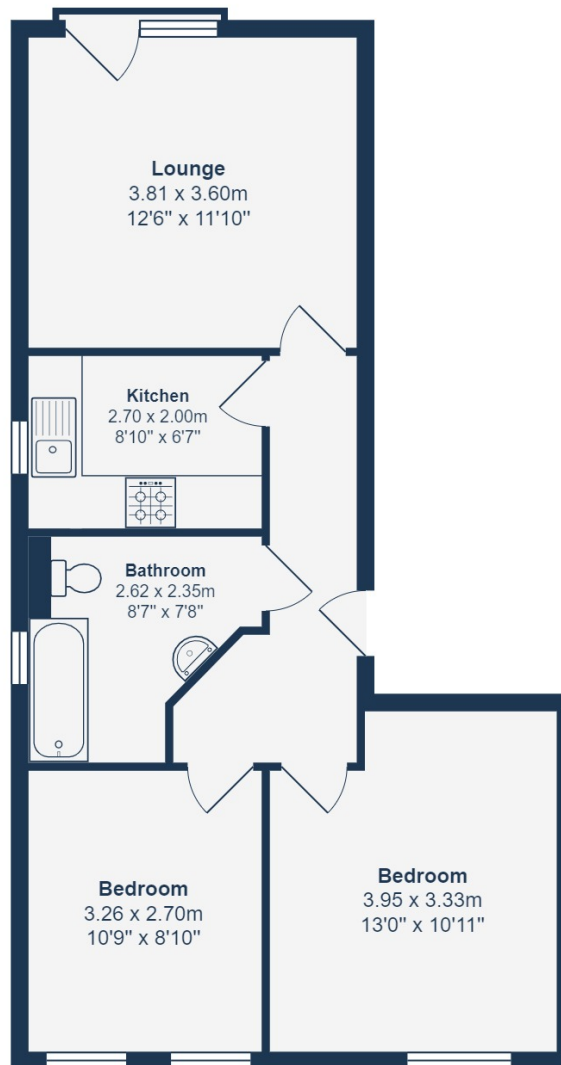
Bedroom

10' 9" x 8' 10" (3.28m x 2.69m)

Double-glazed windows, pendant ceiling light, radiator, fitted carpet.

OUTSIDE

Communal Garden



First Floor

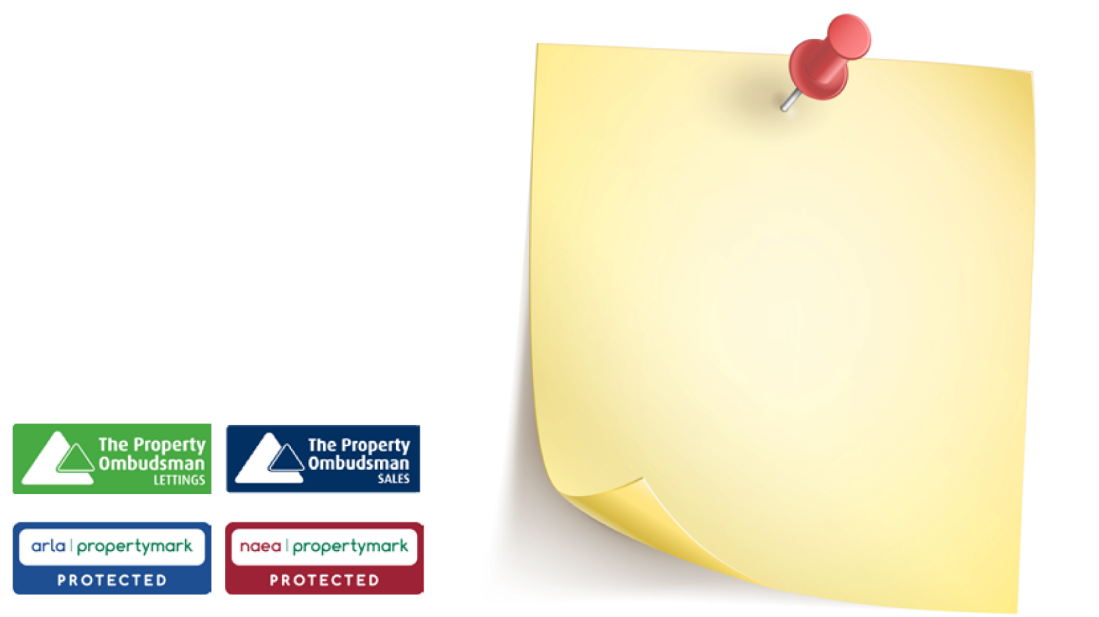
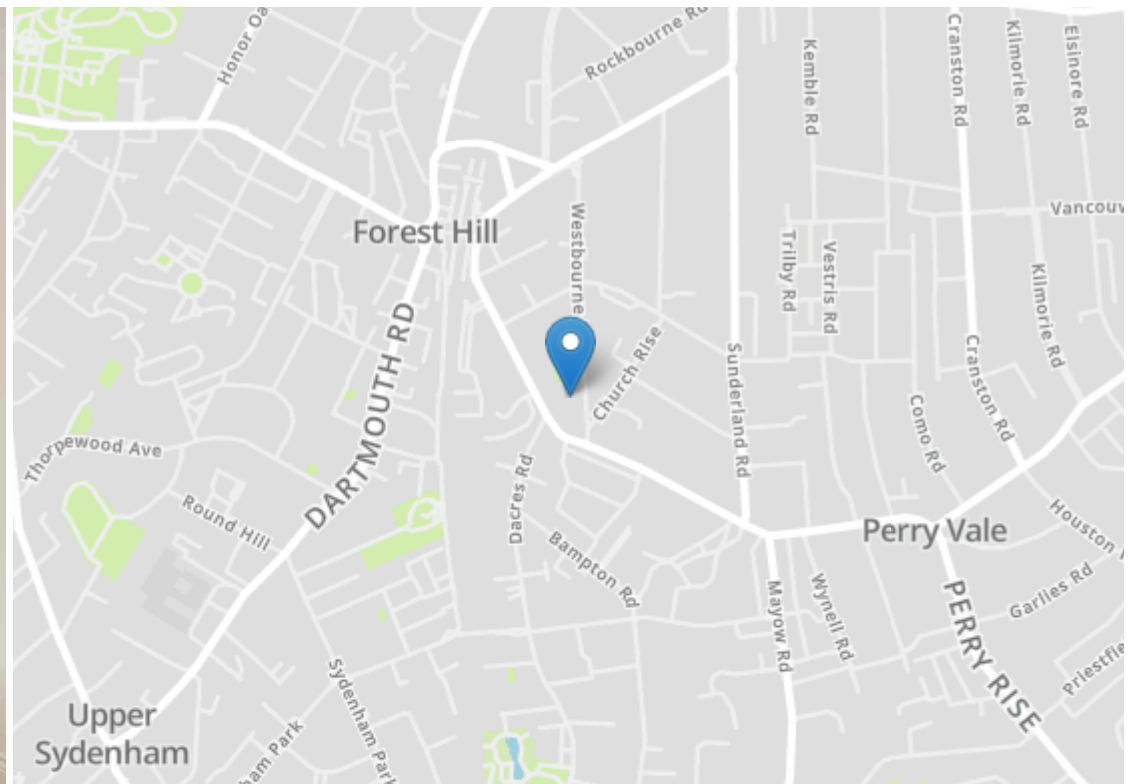
Total Area: 54.0 m² ... 581 ft²

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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