



**£435,000 Leasehold**

2 bedroom flat

Westbourne Drive

Forest Hill

## Read all about it...

A spacious and well-presented two-bedroom flat nestled on the second floor of a modern apartment block, featuring a private terrace, off-street parking, and access to a communal garden.

Inside, the inviting entrance hall opens to a generously sized lounge and dining area, leading out to a tranquil west-facing terrace—the perfect spot for soaking up the sun and hosting summer barbecues. Further along the hall, you'll find the kitchen with fully integrated appliances and a modern bathroom. Both bedrooms are good-sized doubles with Juliet balconies, enhancing the flat's light and airy ambience.

Conveniently located just a brief stroll from Forest Hill Town Centre, where you'll discover a wide variety of shops and supermarkets, as well as exciting places to eat and drink. Additionally, Forest Hill Station is within minutes' walk, providing frequent London Overground and National Rail Services into Central London.

**Tenure:** Leasehold (132 year remaining on lease) | **Service Charge:** £150pm | **Ground Rent:** £250pa | **Council Tax:** Lewisham Band C

**MODERN APARTMENT  
PRIVATE TERRACE  
CLOSE TO FOREST HILL STATION**

**TWO DOUBLE BEDROOMS  
COMMUNAL GARDEN AND  
PARKING  
TOTAL AREA - 642SQFT.**



**Like what you see?**

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## SECOND FLOOR

### Lounge / Diner

20' 7" x 12' 6" (6.27m x 3.81m). Double-glazed windows and doors to Juliet balcony and terrace, inset ceiling spotlights, storage cupboard, radiator, laminate wood flooring.

### Kitchen

9' 9" x 5' 9" (2.97m x 1.75m)

Inset ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, fridge/freezer, microwave, oven, gas hob and extractor hood, radiator, tile flooring.

### Bedroom

12' 1" x 9' 9" (3.68m x 2.97m)

Double-glazed window and door to Juliet balcony, inset ceiling spotlights, radiator, fitted carpet.

### Bedroom

9' 11" x 8' 9" (3.02m x 2.67m)

Double-glazed window and door to Juliet balcony, pendant ceiling light, fitted wardrobes, radiator, fitted carpet.

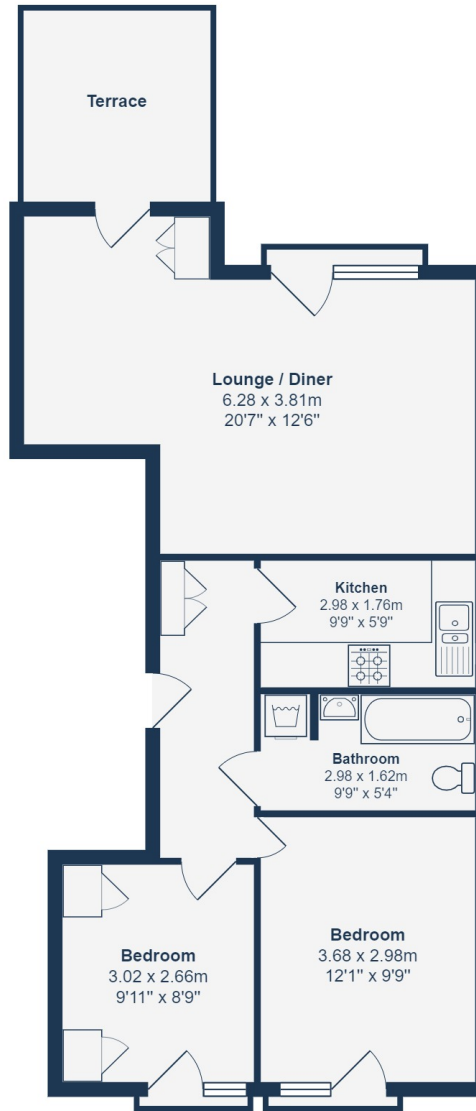
### Bathroom

9' 9" x 5' 4" (2.97m x 1.63m)

Inset ceiling spotlights, bathtub with shower and scree, washbasin on vanity unit, WC, heated towel rail, utility cupboard, tile flooring.

## OUTSIDE

### Terrace



**Second Floor**

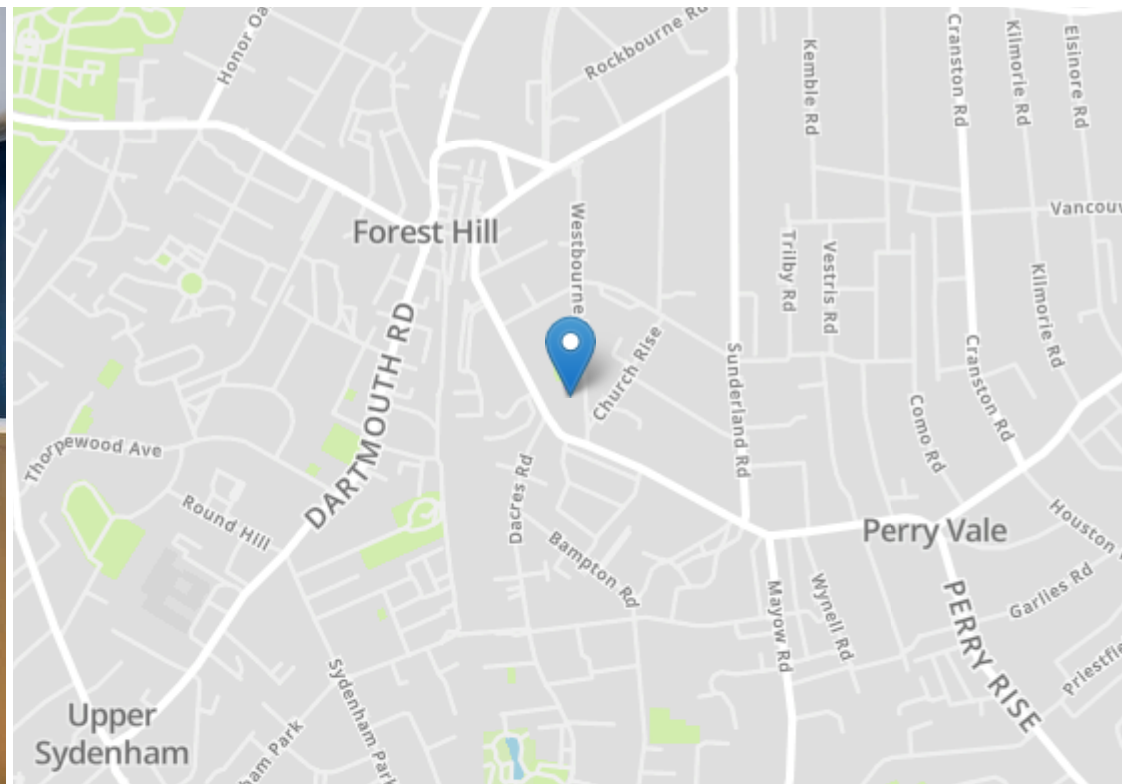
Total Area: 59.6 m<sup>2</sup> ... 642 ft<sup>2</sup> (excluding terrace)

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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>84</b>	<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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