

Stanfords
— sales & lettings —



£360,000 Leasehold
2 bedroom flat

Westbourne Drive
Forest Hill

Read all about it...

Offered to the market with no onward chain, this well-presented two-bedroom ground floor flat is an excellent opportunity for buyers seeking a move-in ready home in a vibrant, well-connected area.

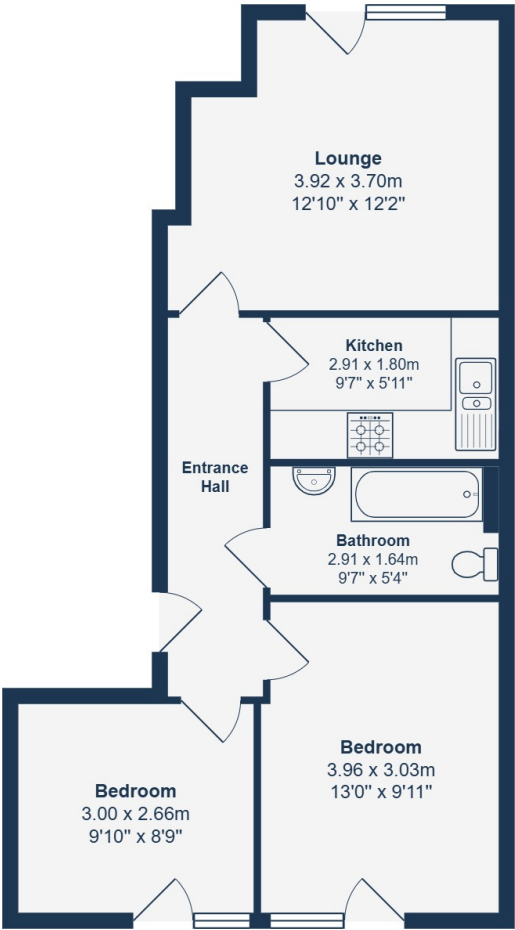
Set within a modern apartment block, the property benefits from a shared driveway and well-maintained communal gardens. Inside, the flat features a bright living room with direct access to the rear garden, a stylish fitted kitchen, two generously sized bedrooms, and a contemporary bathroom.

Ideally located just a short walk from Forest Hill Station, with swift Overground and National Rail services to Central London. The local area offers a fantastic mix of independent shops, cafés, supermarkets, and cultural attractions. The Horniman Museum and Gardens, with its expansive green space and popular Sunday market, is also just moments away.

Tenure: Leasehold (remaining term - 131 years) | **Monthly Service Charge:** £144.44 | **Ground Rent:** £250pa | **Council Tax:** Lewisham band C

GROUND FLOOR

Entrance Inset ceiling spotlights, radiator, laminate wood flooring.	Bedroom 3.96m x 3.03m (13' 0" x 9' 11") Double-glazed window and door, inset ceiling spotlights, radiator, fitted carpet.
Lounge 3.92m x 3.70m (12' 10" x 12' 2") Double-glazed window and door to garden, inset ceiling spotlights, radiator, laminate wood flooring.	Bedroom 3.00m x 2.66m (9' 10" x 8' 9") Double-glazed window and door, pendant ceiling light, radiator, fitted carpet.
Kitchen 2.91m x 1.80m (9' 7" x 5' 11") Inset ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, washing machine, fridge/freezer, microwave, oven and gas hob, extractor hood, combi boiler, radiator, tile	Bathroom 2.91m x 1.64m (9' 7" x 5' 5") Inset ceiling spotlights, bathtub with shower and screen, washbasin, WC, heated towel rail, tile flooring.



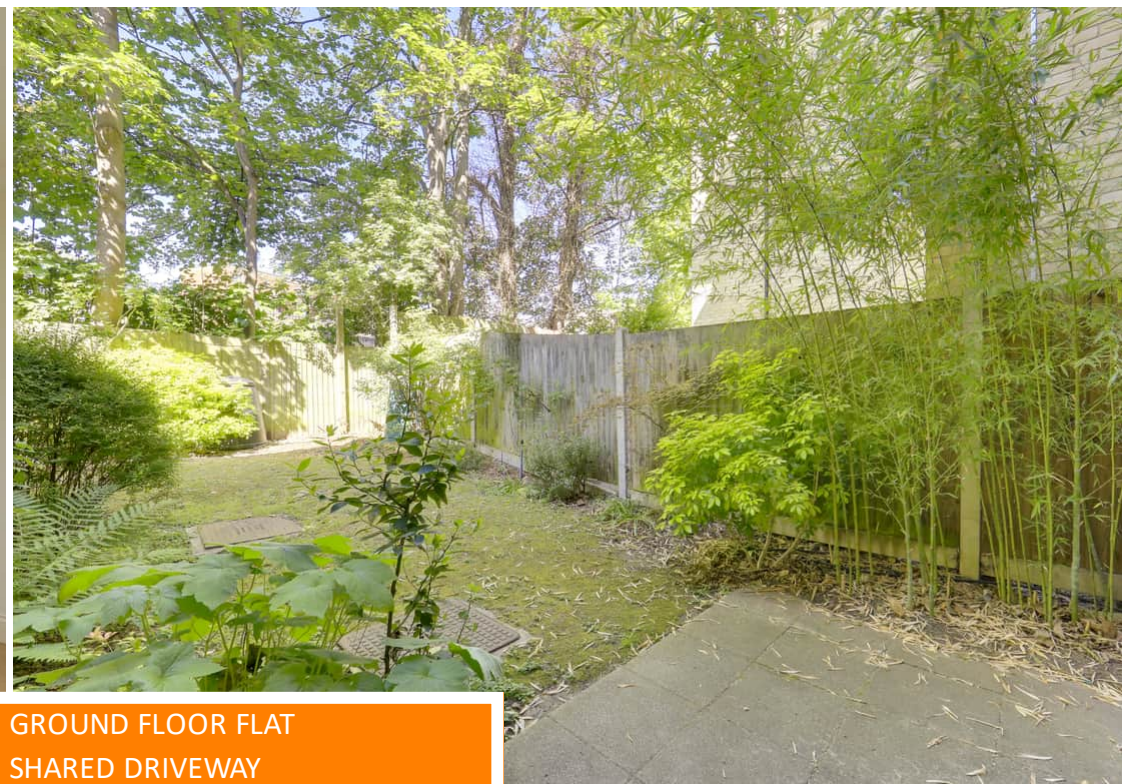
Ground Floor

Total Area: 51.6 m² ... 555 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.

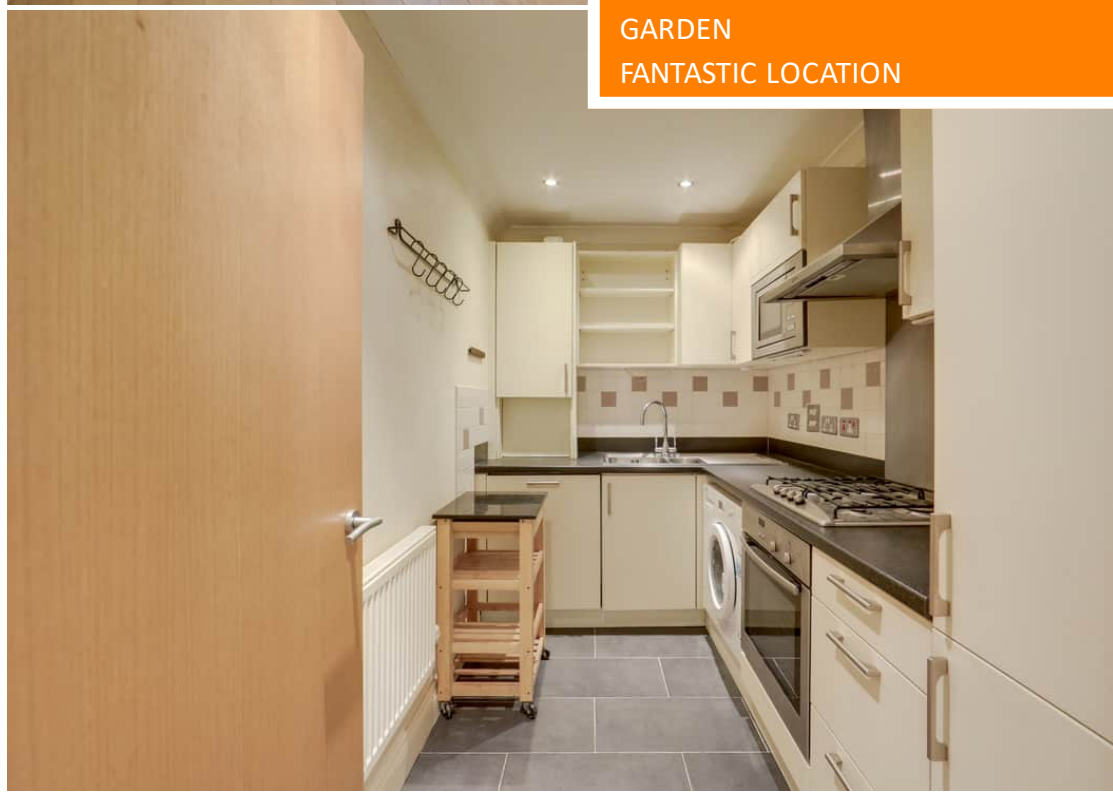
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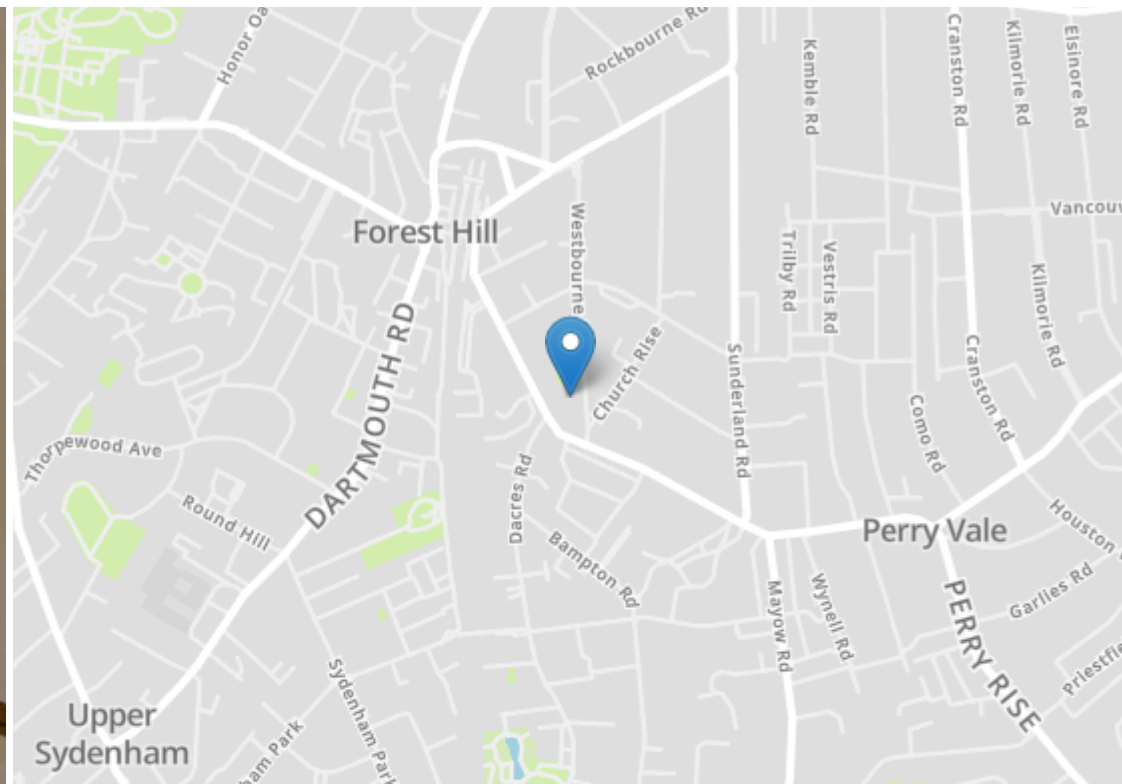
Call 020 8699 6778 or email us at foresthill@stanfordestates.london to arrange a viewing or request further information



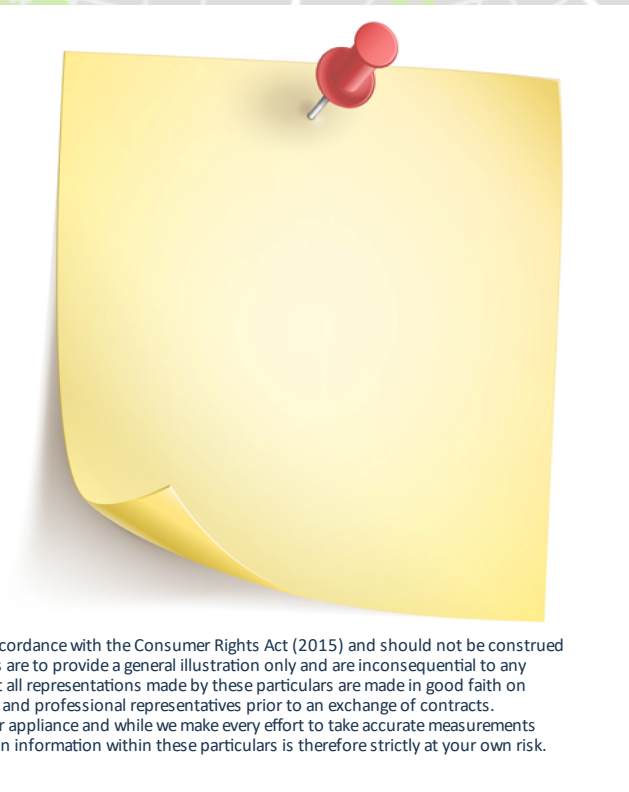
NO ONWARD CHAIN
DIRECT ACCESS TO COMMUNAL
GARDEN
FANTASTIC LOCATION

GROUND FLOOR FLAT
SHARED DRIVEWAY
CLOSE TO FOREST HILL STATION





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(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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