



Stanfords

— sales & lettings —

**£1,750 pcm**  
1 bedroom flat

Westbourne Drive  
Forest Hill



## Read all about it...

Located just 0.2 mi from Forest Hill Town Centre is this contemporary split-level 1-bedroom flat with the bedroom suite and the shower room on the ground floor and a large open-plan living and kitchen area on the first floor. A wall of glazing provides impressive levels of natural light and it benefits from exceptional ceiling heights. It has a private courtyard garden to the front, accessed via the front door, as well as access to a communal bike shed for storage.

The excellent location offers quick transport connections in and out of Central London & The City, as well as an array of local independent shops, restaurants and pubs as well as beautiful green spaces. This flat was built in 2017, with a design created by Frame Property with modern trends in mind.

It is offered on the market furnished and it will be available in January. Ideal for a single professional or a couple - Not one to be missed!

### GROUND FLOOR

#### Bedroom

3.97m x 3.21m (13' 0" x 10' 6")

Pendant ceiling light, double-glazing, radiator, tiled flooring.

Furnishing: Bed frame, mattress, bookcases, rug, storage, black-out blinds.

#### Shower Room

3.21m x 1.03m (10' 6" x 3' 5")

Spotlights, walk-in shower with freestanding shower head, sink, radiator, WC, tiled flooring, washing machine.

### FIRST FLOOR

#### Lounge/Kitchen

5.10m x 4.66m (16' 9" x 15' 3")

Pendant ceiling light, double-glazing,

double oven, hob with overhead

extractor, matching base units, wooden

work tops, granite sink, radiator, solid

wood flooring.

Furnishing: Dining table, coffee table, sofa,

built-in fridge, built-in freezer, rugs,

storage bench, chairs, black-out blinds,

tinted solar control window film.

### OUTSIDE

#### Garden

5.37m x 3.24m (17' 7" x 10' 8")

Storage cuboard.



**Ground Floor**  
Area: 18.3 m<sup>2</sup> ... 196 ft<sup>2</sup>

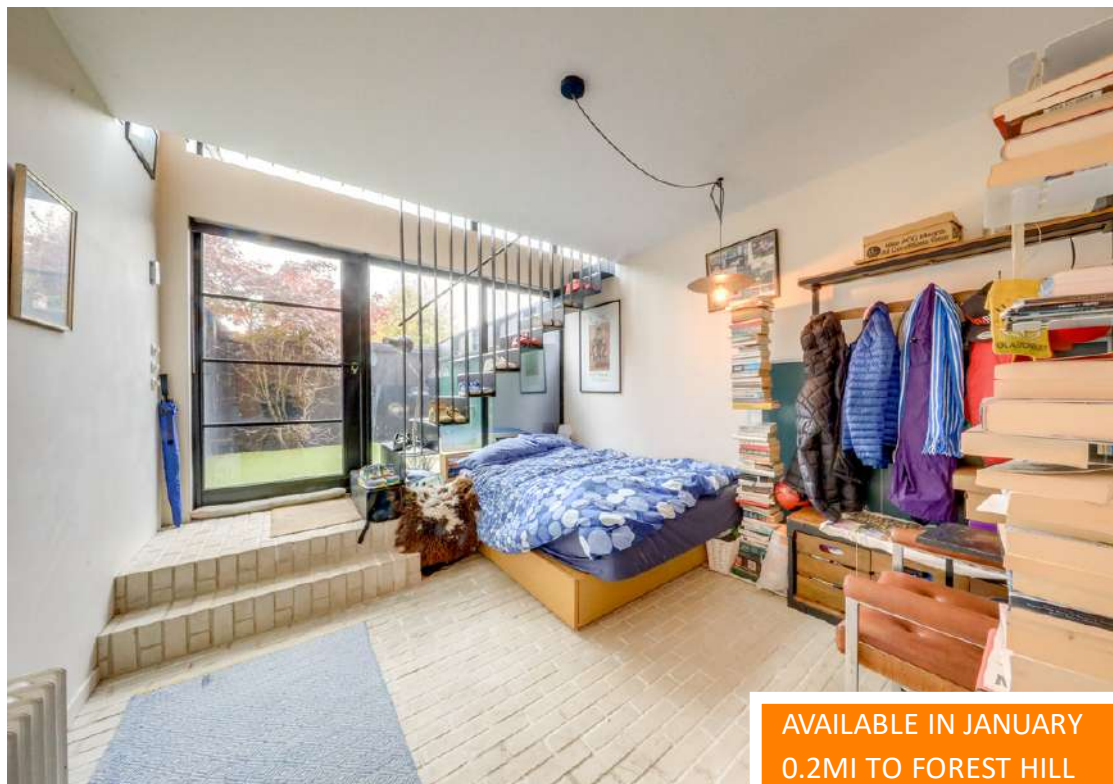
Total Area: 42.8 m<sup>2</sup> ... 460 ft<sup>2</sup>

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.

Like what you see?

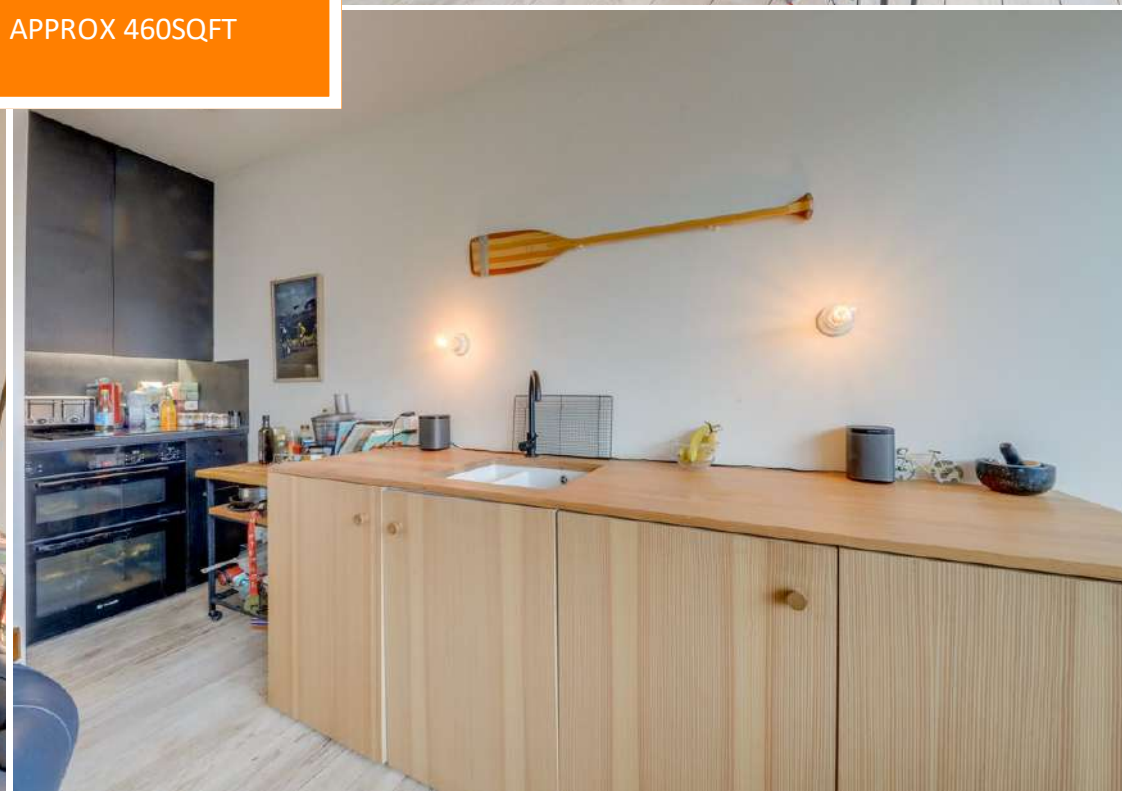
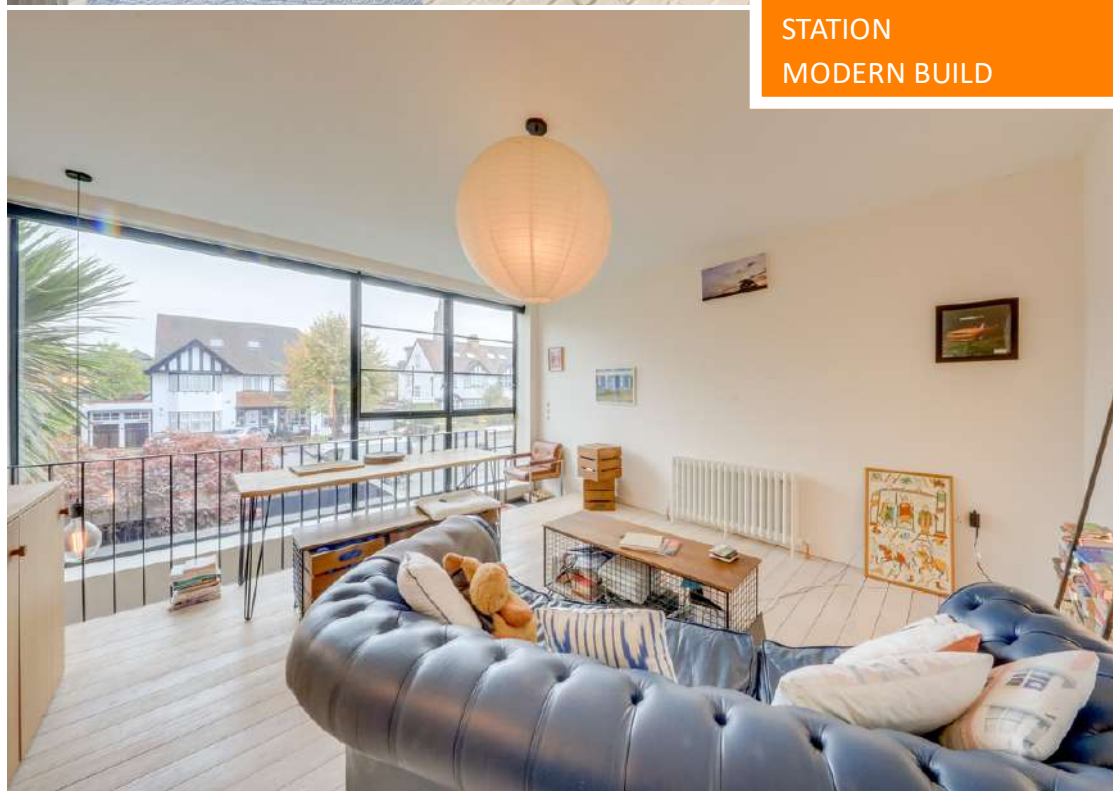
Call 020 8699 6778 or email us at [foresthill@stanfordestates.london](mailto:foresthill@stanfordestates.london)  
to arrange a viewing or request further information

[www.stanfordestates.london](http://www.stanfordestates.london)

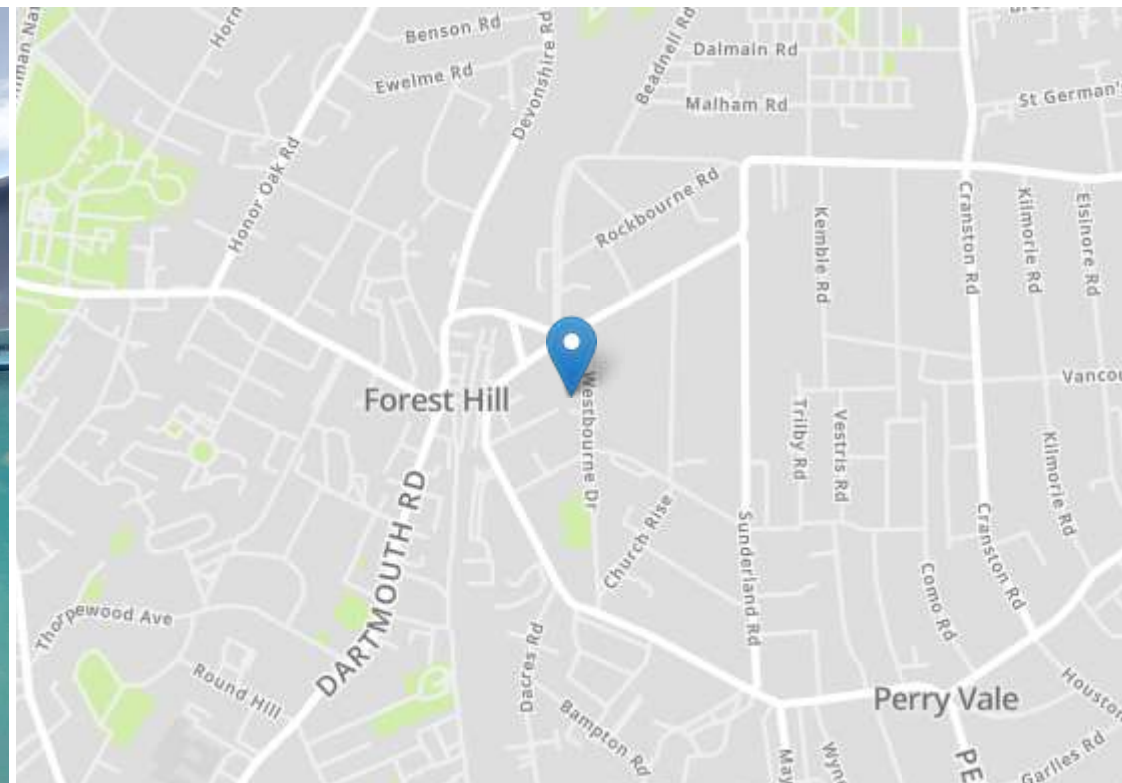


AVAILABLE IN JANUARY  
0.2MI TO FOREST HILL  
STATION  
MODERN BUILD

FURNISHED  
PRIVATE GARDEN  
APPROX 460SQFT







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	91	91
(81-91) <b>B</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		
EU Directive 2002/91/EC		



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.