

Stanfords
— sales & lettings —



£315,000 Leasehold

1 bedroom flat

Westbourne Drive

Forest Hill

Read all about it...

A bright and immaculately presented top-floor flat, complete with a private balcony overlooking lush greenery and a well-maintained communal garden. As you step inside, the welcoming entrance hall, featuring ample built-in storage, leads to a well-proportioned kitchen, a generously sized double bedroom, and a modern bathroom. The spacious lounge, ideal for both relaxing and dining, is bathed in natural light from double-glazed sliding doors that open onto the balcony, seamlessly extending the living space outdoors.

Ideally situated near Forest Hill Town Centre, this vibrant area boasts a diverse selection of shops and supermarkets, exciting places to eat and drink, and convenient access to Forest Hill Station, providing frequent London Overground and National Rail services into Central London and beyond. This property presents an ideal opportunity for buyers seeking a move-in-ready flat in a prime location.

Tenure: Leasehold (89 years remaining on lease, vendor is open to extending) | **Annual Service Charge:** £970.20 | **Ground Rent:** £10pa | **Council Tax:** Lewisham band B

FIRST FLOOR

Entrance Hall

Pendant ceiling light three storage cupboard - one housing combi boiler, engineered wood flooring.

Lounge

16' 8" x 9' 6" (5.08m x 2.90m)
Double-glazed sliding doors to balcony, pendant ceiling light, storage cupboard, radiator, engineered wood flooring.

Kitchen

11' 11" x 6' 9" (3.63m x 2.06m)
Double-glazed windows, ceiling light, fitted kitchen units, sink with mixer tap and drainer, plumbing for dishwasher and washing machine, freestanding cooker an gas hob, extractor hood, radiator, engineered wood flooring.

Bedroom

13' 10" x 9' 6" (4.22m x 2.90m)
Double-glazed windows, pendant ceiling light, radiator, engineered wood flooring.

Bathroom

6' 9" x 5' 10" (2.06m x 1.78m)
Double-glazed window, ceiling light, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, tile flooring.

OUTSIDE

Balcony

Communal garden



Second Floor

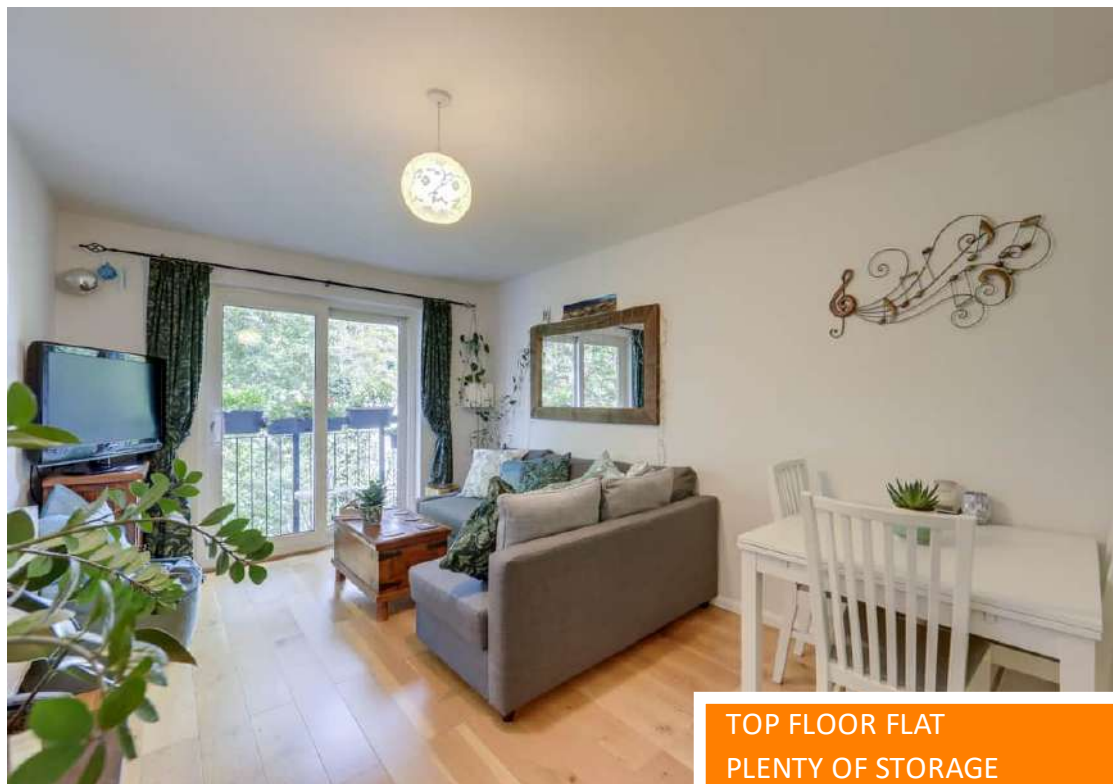
Total Area: 47.4 m² ... 510 ft² (excluding balcony)

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?

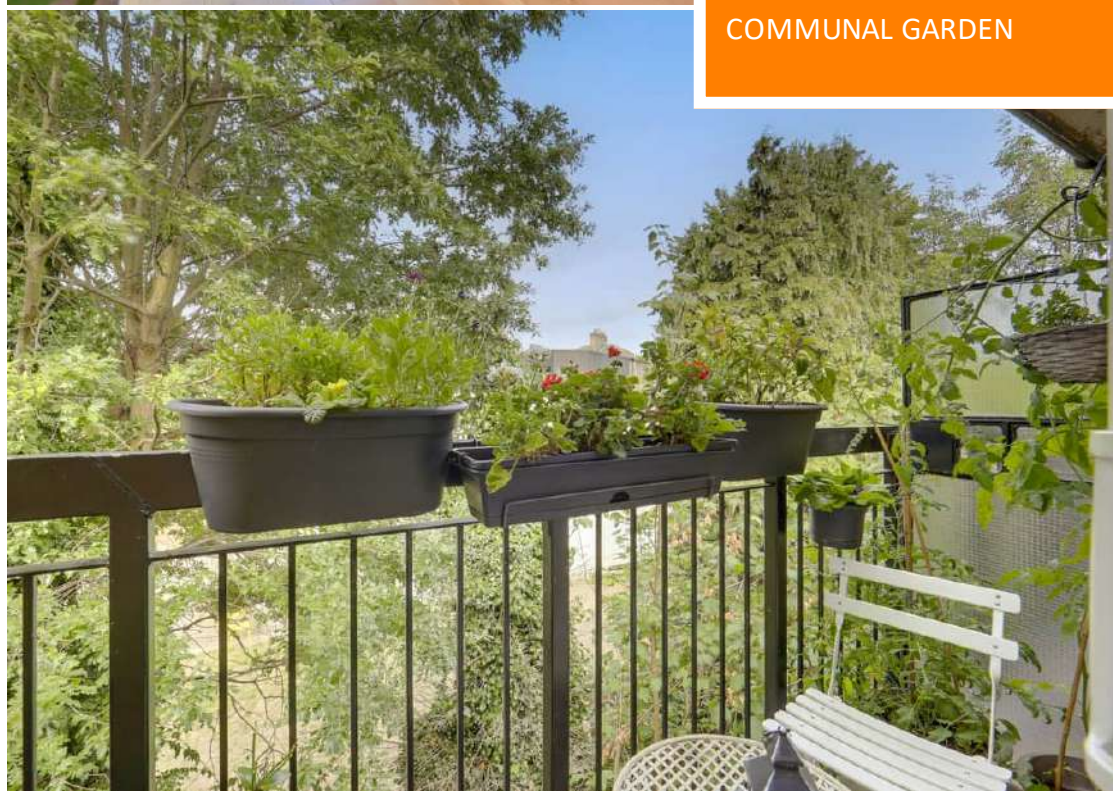
Call 020 8699 6778 or email us at foresthill@stanfordstates.london
to arrange a viewing or request further information

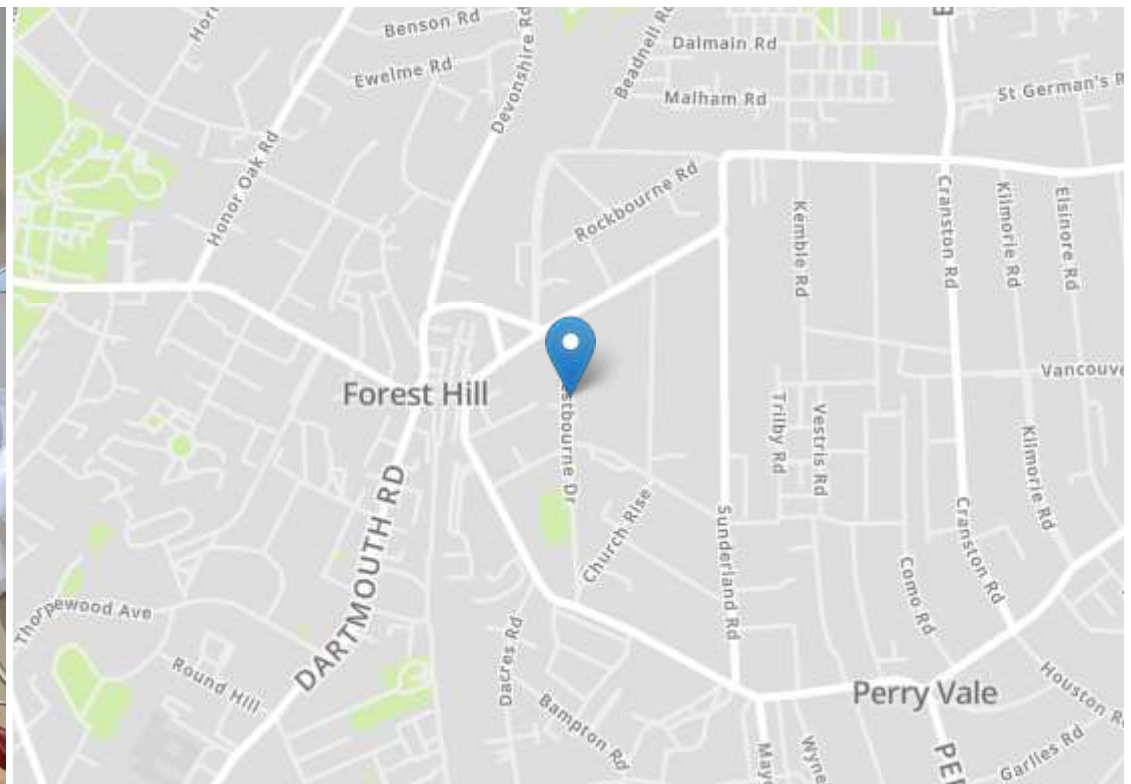
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TOP FLOOR FLAT
PLENTY OF STORAGE
COMMUNAL GARDEN

FANTASTIC CONDITION
PRIVATE BALCONY
0.3 MI FROM FOREST HILL
STATION





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	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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