



**£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](mailto: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 m<sup>2</sup> ... 581 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.

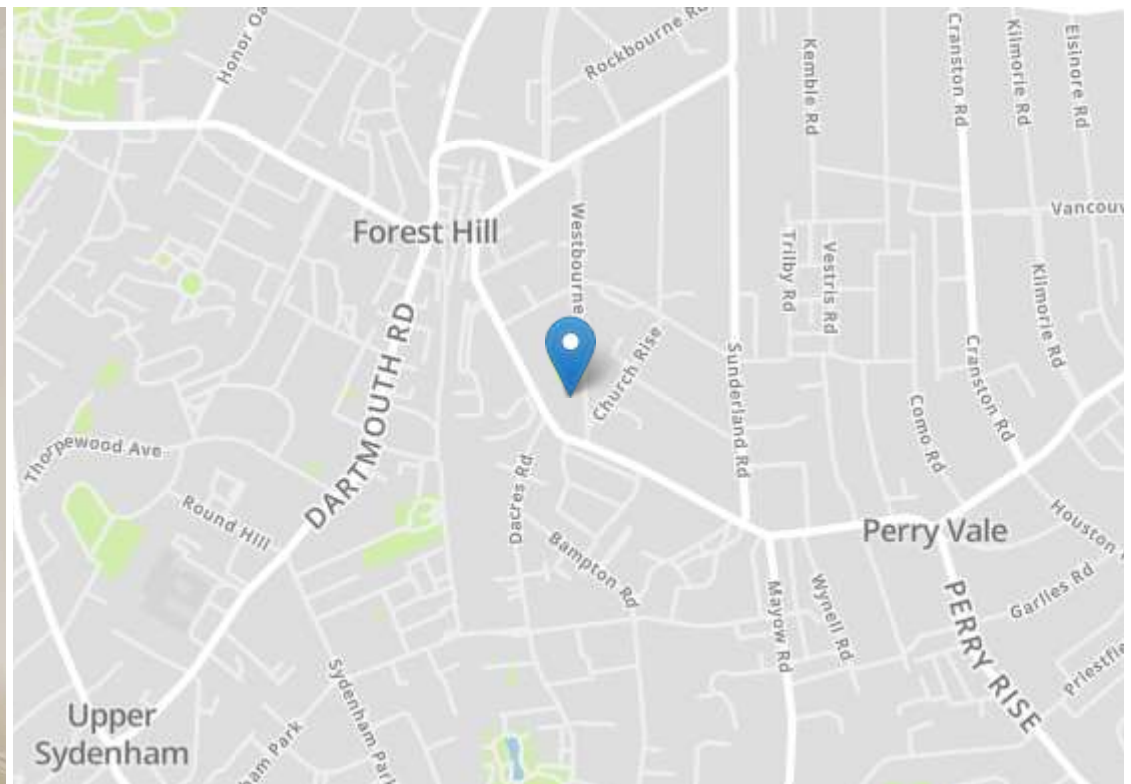












The Property Ombudsman LETTINGS

The Property Ombudsman SALES

arla | propertymark PROTECTED

naea | propertymark PROTECTED

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.