



£315,000 Leasehold
1 bedroom flat

Westbourne Drive
Forest Hill

Read all about it...

A bright and immaculately presented one-bedroom flat on the ground floor of a modern residential block, featuring a well-maintained communal garden and off-street parking—an excellent opportunity for buyers seeking a move-in-ready home in a vibrant area.

The property boasts a generously sized double bedroom, a modern bathroom, and a sleek kitchen with integrated appliances. The spacious lounge at the rear offers ample room for entertaining and opens directly onto the communal garden, which also benefits from side access—ideal for bike users.

Ideally located near Forest Hill Town Centre, the area offers a fantastic mix of shops, supermarkets, and vibrant dining options. Forest Hill Station provides quick connections via London Overground and National Rail, ensuring easy access to Central London and beyond.

Tenure: Leasehold (remaining lease term - 131 years) | Monthly Service Charge: £125 | Ground Rent: £250pa | Council Tax: Lewisham band B

GROUND FLOOR

Entrance Hall

Inset ceiling spotlights, storage cupboard, laminate wood flooring.

Lounge

3.84m x 3.78m (12' 7" x 12' 5")
Double-glazed window and door to garden, inset ceiling spotlights, wall lights, radiator, laminate wood flooring.

Kitchen

2.62m x 1.98m (8' 7" x 6' 6")
Double-glazed window, inset ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated dishwasher,

washing machine, fridge/freezer, oven and gas hob, extractor hood, combi boiler, tile flooring.

Bathroom

2.62m x 2.06m (8' 7" x 6' 9")
Double-glazed window, inset ceiling spotlights, bathtub with shower, pedestal washbasin, WC, heated towel rail, tile flooring.

Bedroom

3.78m x 3.70m (12' 5" x 12' 2")
Double-glazed windows, inset ceiling spotlights, radiator, fitted carpet.

OUTSIDE

Communal Garden



Ground Floor

Total Area: 45.0 m² ... 484 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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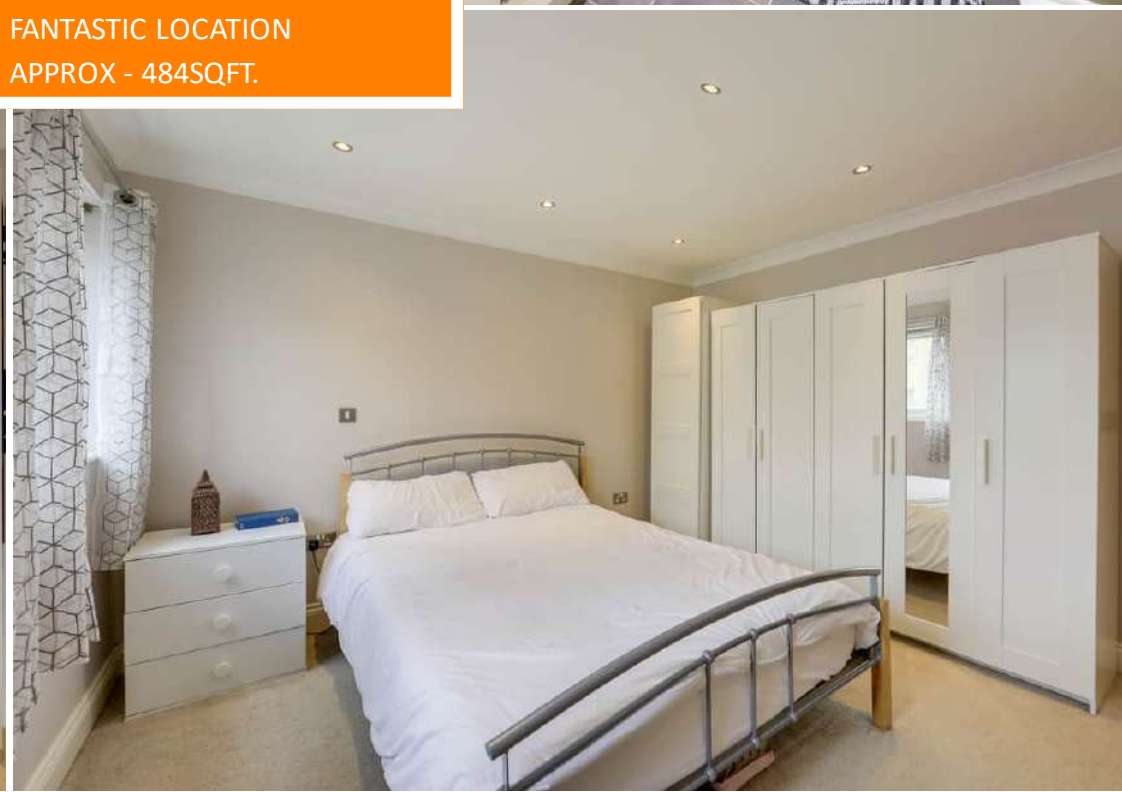
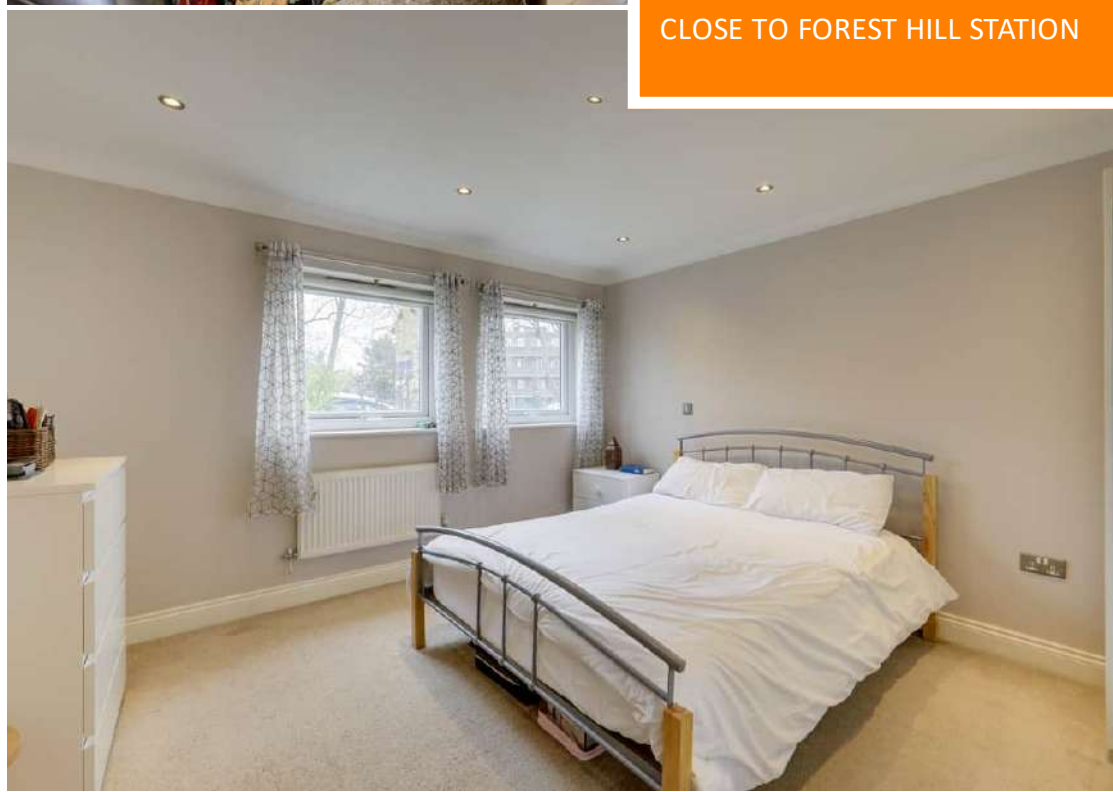
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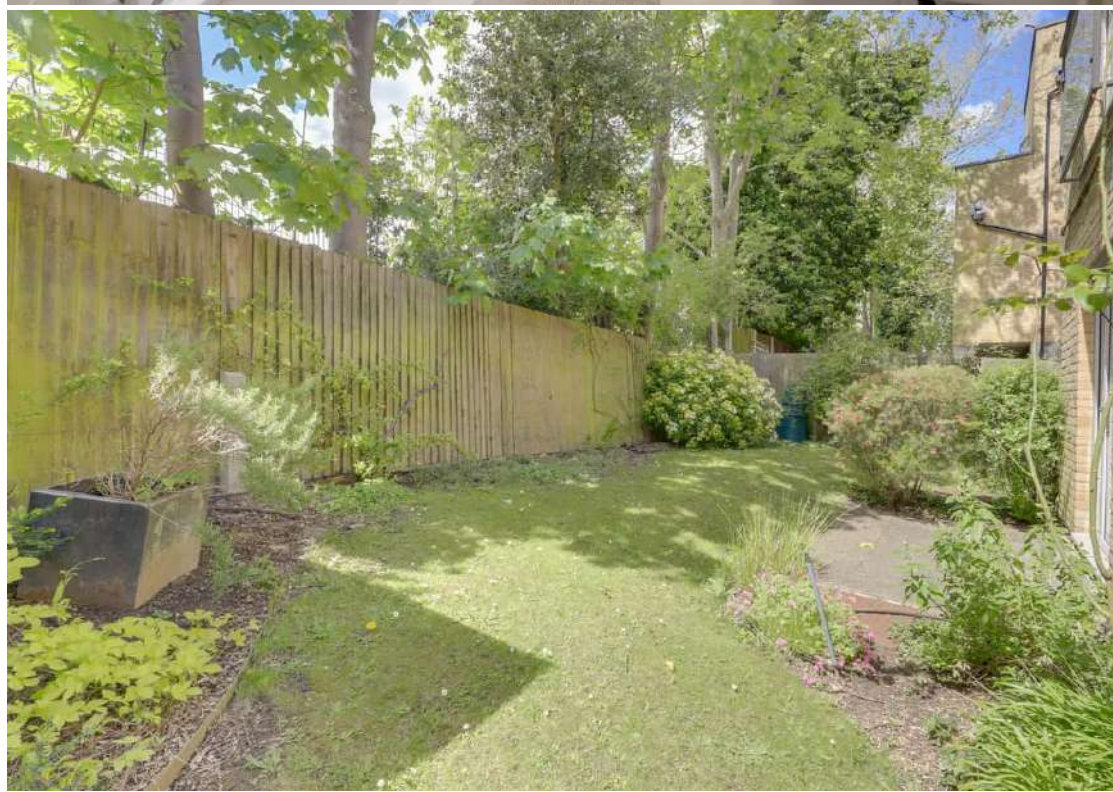
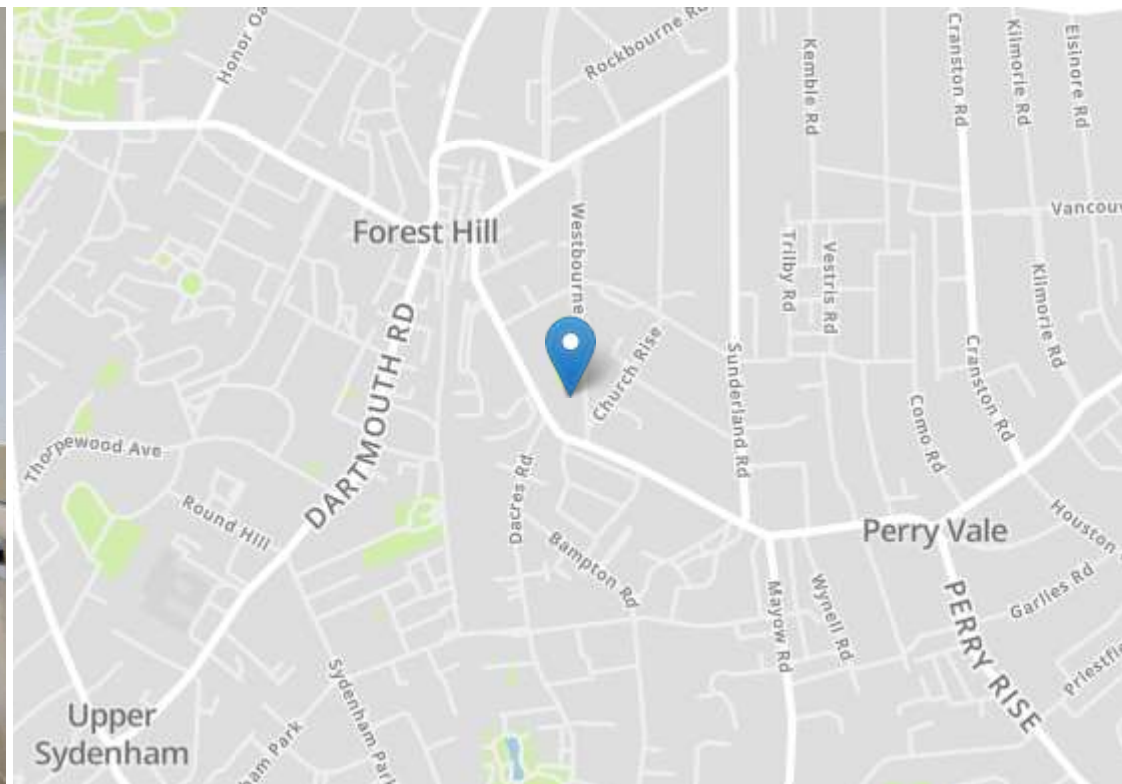
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GROUND FLOOR FLAT
COMMUNAL GARDEN & PARKING
CLOSE TO FOREST HILL STATION

MODERN KITCHEN &
BATHROOM
FANTASTIC LOCATION
APPROX - 484SQFT.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(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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