



WESTBOURNE DRIVE, LONDON, SE23
£325,000 LEASEHOLD

A unique opportunity to purchase this charming one-bedroom ground-floor flat on Westbourne Drive which offers both comfort and convenience.

Forest Hill | foresthill@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION: Located in the heart of Forest Hill, this charming one-bedroom ground-floor flat on Westbourne Drive offers both comfort and convenience, complete with its own private garden. Just 0.2 miles from Forest Hill Station, with quick connections to Central London, the flat is perfectly positioned near vibrant local amenities, including the renowned Horniman Museum and Gardens, boutique shops, and popular cafés. Residents enjoy easy access to green spaces like Mayow Park and Sydenham Woods, making this an ideal home for those seeking a blend of urban convenience and suburban tranquility.



Winkworth

for every step...



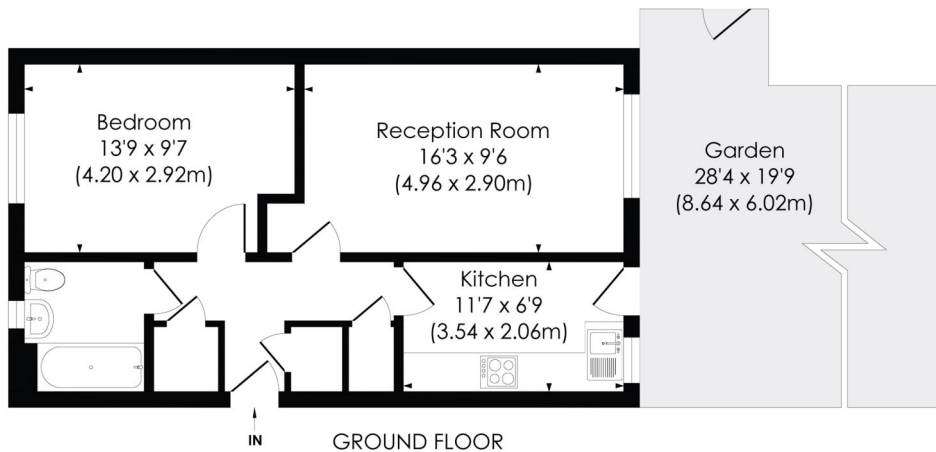
Winkworth

for every step...

WESTBOURNE DRIVE, SE23

Approx. Gross Internal Floor Area

509 Sq. ft/47.29 Sq. m



© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle
PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	75
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX- B LOCAL AUTHORITY - LEWISHAM SERVICE CHARGE & GROUND RENT – Check with agent

TENURE- LEASEHOLD LEASE LENGTH -Check with agent

SERVICES: Mains Electric, Gas, Drainage, Standard water.

BROADBAND: Ultrafast Broadband Available. Checked on Openreach Oct 2024.

MOBILE SIGNAL: You are likely to have coverage with all mobile providers

HEATING: Gas Central Heating

Winkworth

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.