

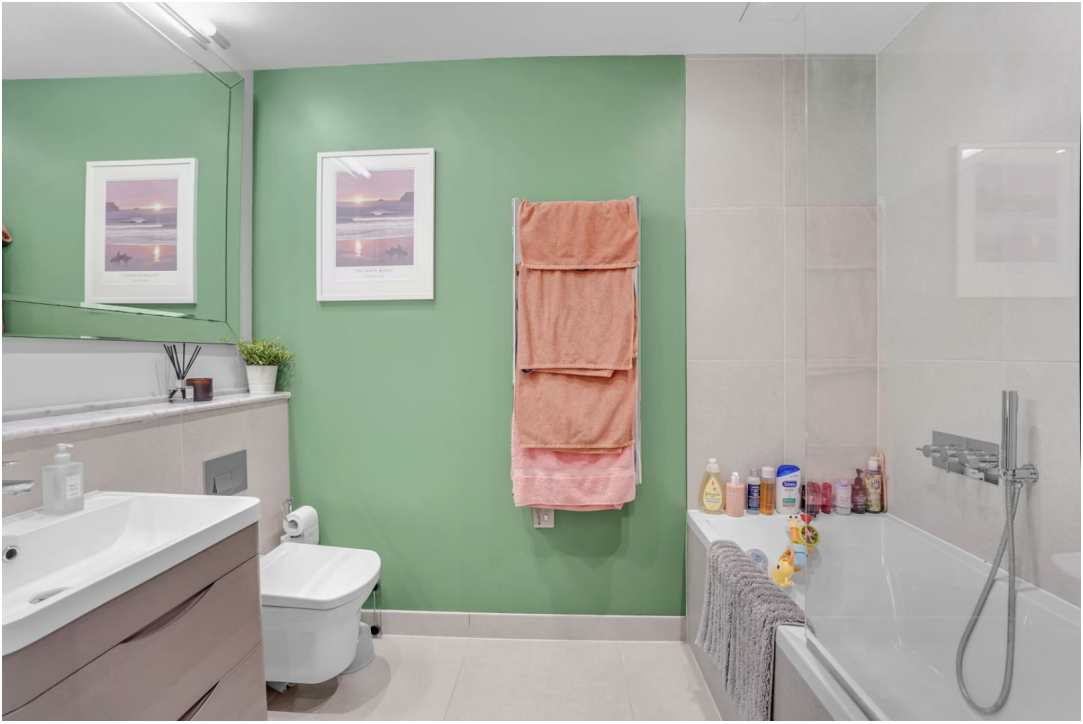


Westwood Park, SE23 | Offers Over £495,000

02087029444

foresthill@pedderproperty.com

pedder
We live local



In General

- Share of freehold
- Two double bedrooms
- Ground floor flat
- Juliet balcony
- Communal garden
- Open plan kitchen/reception room
- Ample storage throughout
- Gas central heating
- Close to local amenities
- Excellent transport links

In Detail

A wonderful two-bedroom ground-floor flat, ideally located on the highly sought-after Westwood Park and offered with a share of the freehold.

Set on the ground floor, this charming home boasts two generous double bedrooms, a stylish modern family bathroom, and a bright, spacious open-plan kitchen/reception room. The living area is enhanced by a Juliet balcony, creating a light-filled space that's perfect for both relaxing and entertaining.

Further benefits include access to a well-maintained communal garden, ample storage throughout, an abundance of natural light, and delightful views — all contributing to the property's warm and inviting atmosphere.

Perfectly positioned just 0.4 miles from Forest Hill station, the property offers excellent transport connections to London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and beyond. A short stroll also brings you to a vibrant selection of local amenities, including highly regarded schools, independent cafés, restaurants, gastropubs, and the much-loved Horniman Museum and Gardens.

Contact the Pedder Forest Hill sales team today to arrange a viewing.

EPC: B | Council Tax Band: C | Share of Freehold: Underlying lease of 119 years remaining | SC: £2,880 pa | GR: £0 | BI: Incl. in SC




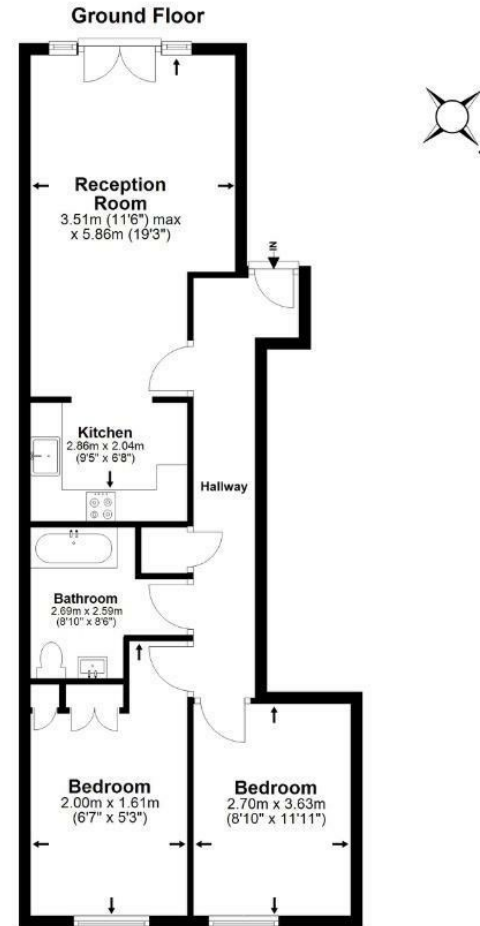
Floorplan

Westwood Park, SE23


Total* = 62.6 sq. m / 673.3 sq. ft

Ground Floor = 62.6 sq. m / 673.3 sq. ft

 = Reduced head room below 1.5m



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A		84	84
81-101) B			
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.