

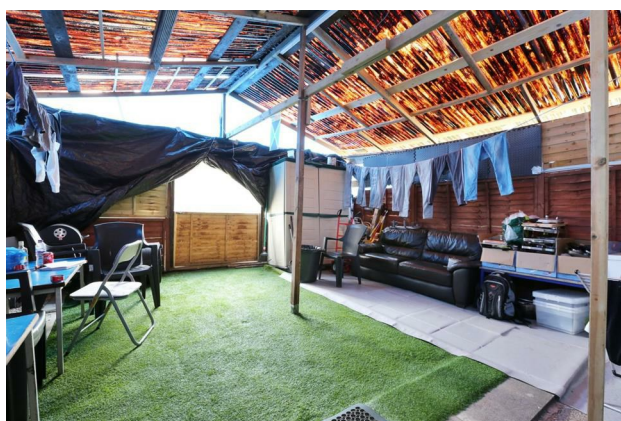
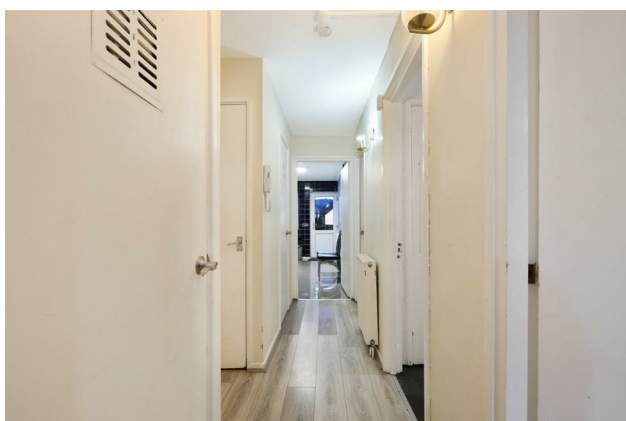
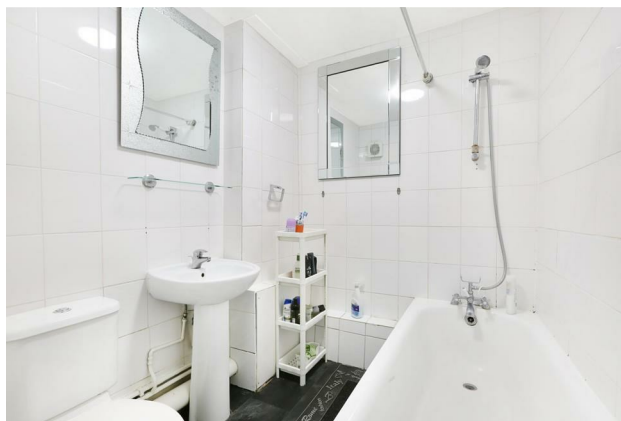
HUNTERS®

HERE TO GET *you* THERE

12b Westbourne Drive, London, SE23 2UP

Guide Price £350,000 to £375,000

Property Images



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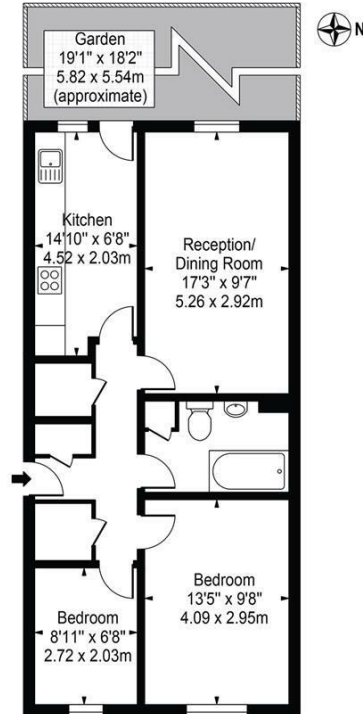
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Westbourne Drive, SE23 2UP
Approx. Gross Internal Area 632 Sq Ft - 58.71 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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	

Map



Details

Type: Flat - Purpose Built Beds: 2 Bathrooms: 1 Receptions: 1
Tenure: Leasehold

GUIDE PRICE £350,000 to £375,000

LEASEHOLD

New to the market is this two-bedroom apartment within a period conversion on the sought-after Westbourne Road in Forest Hill.

The property offers approximately 632sqft of space and being on the Ground Floor also offers its own private section of garden. The property in all consists of one double bedroom, one single bedroom, a family bathroom, a separate kitchen which offers the direct access to the garden and an open reception/dining room.

Given that Westbourne Road is very well located and residents are able to enjoy a plethora of bars, restaurants and coffee shops as well as extensive parks and open green spaces – the property is perfect for First-Time Buyers and even small families.

Features

• GUIDE PRICE £350,000 to £375,000 • LEASEHOLD • SPANNING APPROX 632SQFT • PRIVATE OUTSIDE SPACE • TWO BEDROOMS • RECEPTION/DINING ROOM • FAMILY BATHROOM • SEPARATE KITCHEN • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

GUIDE PRICE £350,000 to £375,000

LEASEHOLD

New to the market is this two-bedroom apartment within a period conversion on the sought-after Westbourne Road in Forest Hill.

The property is on the Ground-Floor and offers approximately 632 sqft of living space as well as an extensive outside area. The building benefits from secure entry. As you enter there are two bedrooms to the right. One is a well-sized double and one is a good single. Ahead of you is a family bathroom. As you turn left there is reception/dining room spanning approximately 170sqft and then a separate kitchen to your left. This leads to the outside space which spans around 340sqft and is exclusive to the property (please see the photos).

Given that Westbourne Road is very well located and residents are able to enjoy a plethora of bars, restaurants and coffee shops as well as extensive parks and open green spaces – the property is perfect for First-Time Buyers and even small families.

Located approximately 0.2 miles from Forest Hill train station, some of the following travel times are on offer:

London Bridge in approximately 17 minutes.

Shoreditch High Street in approximately 22 minutes.

Victoria station in approximately 30 minutes.

Canary Wharf in approximately 23 minutes.

The town centre is approximately 0.1 miles from the property and, as well as having a Sainsbury's, Forest Hill is well served with a variety of high-quality independent shops, including a renowned traditional butcher. There are also gastro pubs, a gym, cafés, delis and restaurants to name but a few of its amenities.

The Sylvan Post, a well-known pub, Canvas and Cream and Stag and Bow all variously host music events, exhibitions and craft days, and have brought to Forest Hill a cool and trendy vibe.

LOCAL RECREATION:

Off the high street in the town centre, you'll find Forest Hill pools and library, both of which have undergone refurbishment. Forest Hill Pools is known for its swimming pool facilities, but is also a local leisure centre with a gym and fitness classes.

The Horniman Museum and Gardens is a well-known local point of interest. Backing directly onto the Horniman Museum and Gardens, the flat enjoys easy access to one of the area's most popular green spaces and cultural attractions. It is recognised as a popular family entertainment venue and has been featured in "Time Out". With regular events such as a farmer's market, live music and seasonal festivals, there is always something to enjoy at the Horniman.

Blythe Hill Fields is also located in the local area and offers recreational facilities such as the "Trim trails" which is an exercise trail. It also hosts local events where the residents of SE23 get to know each other better and enjoy the community spirit.

SCHOOLS

The property is in proximity to four schools, which were rated in OFSTED's top 10%. In our experience, this is quite unusual and a very attractive feature of the location. Some of the highly acclaimed local schools include:

Rathfern - Early years provision – Outstanding, Leadership and management – Outstanding, Outcomes for pupils – Outstanding, Personal development, behaviour and welfare – Outstanding, Quality of teaching, learning and assessment - Outstanding

Kilmorie - Behaviour and attitudes – Good, Early years provision – Good, Leadership and management – Good, Personal development – Good, The quality of education - Good

Dalmain - Behaviour and attitudes - Outstanding, Early Years Provision - Good, Leadership and Management – Good, Personal Development – Outstanding, The quality of education - Good

Fairlawn - Early years provision – Outstanding, Leadership and management – Good, Outcomes for pupils – Good, Personal development, behaviour and welfare – Outstanding, Quality of teaching, learning and assessment - Good

Hunters estate agents Forest Hill have sold several houses and flats in proximity to Westbourne Drive in SE23 over the last 10 years. The stats from a sale include:

- Offers received for 10.52% above the bottom of the guide price
- 1 viewing
- 2 offers received

- Offers received in 3 days of going to market
- Offer accepted on the 16th day of going to market

Hunters also let and manage properties in proximity of Westbourne Drive, SE23.

Verified Material Information

Costs and tenure

Tenure: Leasehold

Lease length: 89 years remaining

Ground rent: £200/year

Service charge: £1,200/year

Council tax band: C

EPC rating: C

The building

Semi-detached flat, standard construction

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 great, Vodafone great, Three great, EE great

Parking: Off Street

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (TGL48322):

- The owner must not carry out any noisy, offensive, or dangerous trades or businesses on the property, nor do anything that might cause a nuisance or annoyance to the neighbours.
- The current owner's mortgage lender must give their written consent before the property is sold. This is a standard requirement that will be handled by the solicitors during the sale.
- There are legal restrictions relating to court orders (charging orders) which mean a third party must be notified of any sale. The seller's solicitor will deal with these to ensure you receive the property with a 'clean' title, meaning no debts or legal claims from the previous owner remain.

No environmental risks recorded

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.