Ibbett Mosely

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London Road, Westerham, TN16 1DN

Offers In Excess Of £425,000 Leasehold

One of seven individually designed apartments in a stunning conversion of a former Victorian school.
This unique ground floor apartment extends in total to about 767sq ft.
Many of the period features of the former school have been retained and these blend perfectly with the modern finish.

- Two Bedrooms
- Two Bathrooms (One En-Suite)
- Open Plan Bespoke Fitted Kitchen/Living/Dining Room
- Gas Central Heating
- Allocated Parking Space
- Communal Gardens
- New 999 Year Lease from the 1st of January 2026
- Peppercorn Ground Rent
- Annual Service Charge

The Old School offers a perfect blend of modern day living in a beautiful former Victorian school.
The accommodation extends to about 767sq ft with two bedrooms, two bathrooms (One en-suite) and a spacious open plan bespoke kitchen/living/dining room, there is an allocated parking space and communal gardens.

LOCATION

Westerham is situated on the A25 between the larger towns of Oxted to the west and Sevenoaks to the east. Within the town there is a wide selection of shops including two small supermarkets, there is a doctors surgery, library, primary school and day nursery. The Green, with it's statues of Sir Winston Churchill and General James Wolfe is an attraction for visitors and locals enjoy the fete's and festivities that are held on a regular basis. There are sporting and recreational facilities in the area including Golf at the Westerham Club.
Bus connections from the town to Oxted and Sevenoaks both with a wider choice of shops and stations to London. M25 from junctions 5 and 6.

GROUND FLOOR

An arched entrance door with external lantern light and entry phone opens to the communal entrance hall serving apartments 5, 6 and 7.

COMMUNAL ENTRANCE HALL

With carpeted flooring, electric heater, door to inner hall with stairs to the first floor.
Door to the apartment

ENTRANCE HALL

With radiator, entry phone and store cupboard.

BESPOKE FITTED KITCHEN/LIVING/DINING ROOM

The kitchen is fitted with a range of base and wall units and fitted Bosch appliances.

BEDROOM ONE

EN-SUITE SHOWER ROOM

With shower cubicle, w.c. and hand basin. Heated towel trail and extractor fan.

BEDROOM TWO

BATHROOM
Fitted with a modern roll top bath, w.c. and hand basin. Heated towel rail and extractor fan.

OUTSIDE
Allocated parking space and gardens.

SERVICES
Mains gas, water, electricity and drainage.

COUNCIL TAX
Sevenoaks District Council - Band C

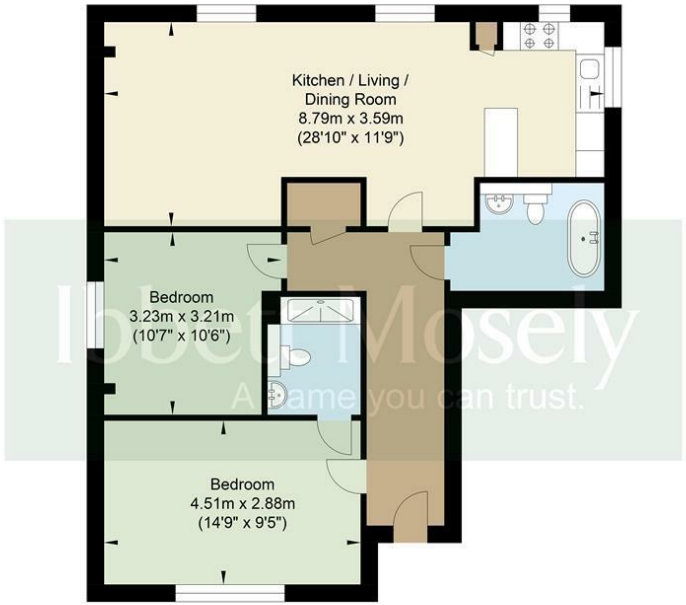
THE LEASE
A new 999 year lease from the 1st of January 2026 with a peppercorn ground rent.

SERVICE CHARGE
There will be an annual service charge to include buildings insurance.
Details will be made available as soon as they have been agreed with the client.

ROUTE TO VIEW
Take the A233 (London Road) towards Bromley, the development will be found on the left just after South Bank and the Zebra Crossing.

EPC Rating- C

Flat 5, The Old School



Ground Floor
Approximate Floor Area
767 sq ft
(71.20 sq m)

Approximate Gross Internal Area = 71.20 sq m / 767 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Ibbett Mosely

Westerham 01959 563265

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