



Westwood Park, SE23 | £525,000

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In General

- Share of freehold
- Two double bedrooms
- Open plan kitchen/reception room
- Private patio with a garden shed
- Communal garden
- Bathroom suite with underfloor heating
- Excellent storage throughout
- An abundance of natural light
- Close to local amenities
- Great transport links

In Detail

An excellent two-bedroom ground-floor apartment, ideally located on the highly sought-after Westwood Park, with direct access to a private patio and shared garden. Offered with a share of the freehold.

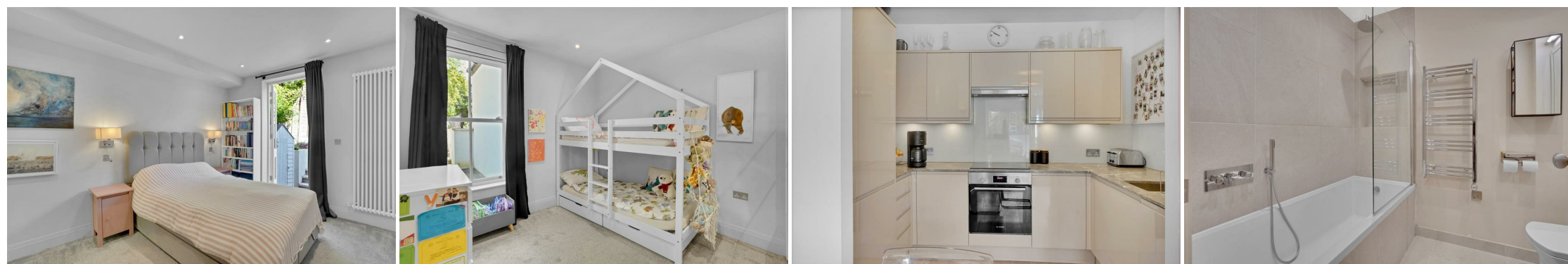
This charming home boasts a bright and spacious open-plan kitchen/reception room to the front, enhanced by an elegant bay window that floods the space with natural light. The property further comprises a contemporary bathroom suite with luxurious underfloor heating, along with two generous double bedrooms. The principal bedroom opens directly onto a private patio and benefits from its own garden shed.

Further benefits include access to a well-maintained communal garden for residents to enjoy, gas central heating, a private storage locker located in the basement, secure bike racks, and an abundance of natural light throughout.

The property is conveniently located approximately 0.4 miles from Forest Hill station, providing excellent transport links to London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other destinations. It is also just a short walk from a wide range of local amenities, including popular schools, restaurants, coffee shops, cafés, gastropubs, and the renowned Horniman Museum and Gardens.

Please 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 | SC: £2,880 pa | GR: £0 | BI: Incl. in SC




Floorplan

Westwood Park, SE23

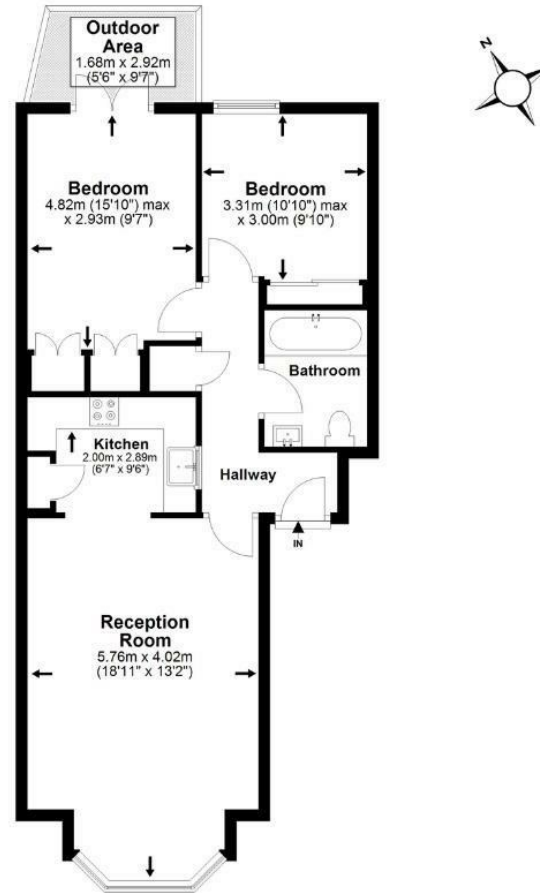
Total* = 63.4 sq. m / 682.9 sq. ft

Ground Floor = 63.4 sq. m / 682.9 sq. ft

 = Reduced head room below 1.5m



Ground Floor



*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		

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