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HERE TO GET *you* THERE

Westwood Court, Westwood Park, London, SE23 3RU

Asking Price £425,000

Property Images

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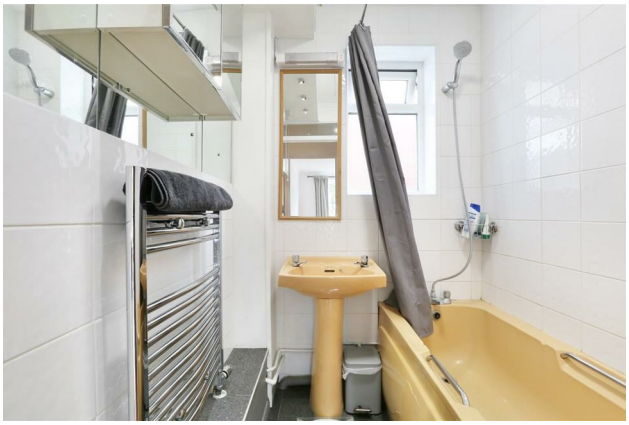

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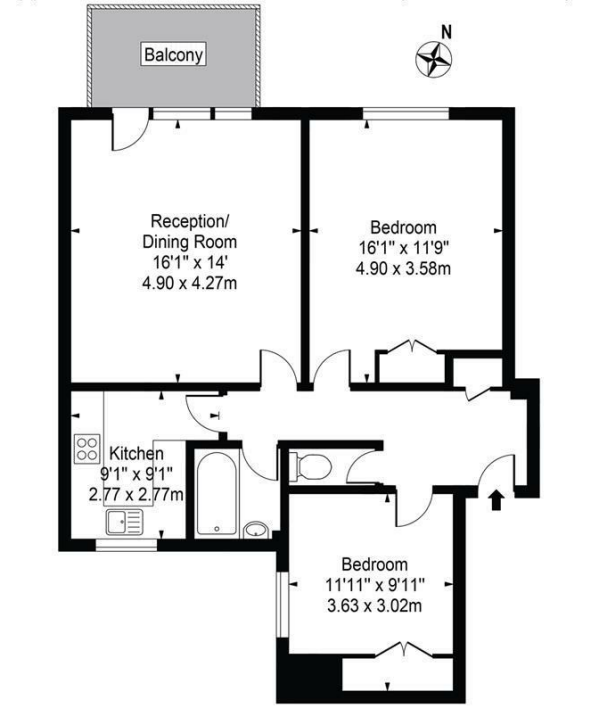
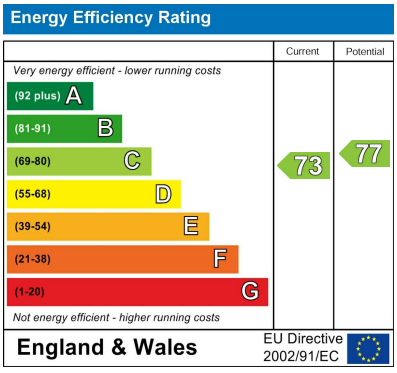
Approx. Gross Internal Area 752 Sq Ft - 69.86 Sq M



Second Floor

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



Map

Details

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

Tenure: Leasehold

ASKING PRICE £425,000

CHAIN-FREE

New to the market is this two-bedroom purpose built apartment spanning approximately 752sqft on one of Forest Hill's most popular roads, Westwood Park, situated on the second floor. The property has secure entry, two double bedrooms, a separate kitchen, a family bathroom but most importantly a wonderful reception leading to a balcony and offering views of the gardens. The property also comes with a large double length garage with electric and water supply.

Westwood Park is a premium road in Forest Hill with easy access to shops, restaurants, amenities, good schools, great transport links, parks and green spaces.

Features

• ASKING PRICE £425,000 • CHAIN-FREE • LEASEHOLD • TWO-BEDROOM PURPOSE BUILT APARTMENT • SPANNING APPROXIMATELY 752SQFT • SEPARATE KITCHEN AND FAMILY BATHROOM • RECEPTION ROOM WITH A BALCONY OVERLOOKING COMMUNAL GARDENS • Large double length Garage with electric and water supply • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

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Here is what the owner had to say:

I have found this to be an amazing location right off manor mount, the walk back from the station always makes me happy. Forest Hill is a lovely place with lots of beautiful buildings, trees lining the streets and a peaceful feel. There are loads of amazing independent restaurants, grocers and shops within walking distance, plus the Horniman and various parks and green spaces. At the same time Peckham is 10 minutes away, and East and Central London are easily accesible in 30 minutes, so you can access the livelyness and excitement of London without having the noise and bustle on your doorstep.

The flat itself is a gorgeous space to live in. All the rooms are airy, spacious and bright with lots of inbuilt storage. It's also really well insulated and stays warm throughout most of the year — I barely need to use the heating outside of January and February. Because it's at the back of the building, you get all the convenience of the location without any of the noise, with a lovely view from the living room and balcony. The balcony works really well as a low maintenance outside space, where you can have coffee in the

morning, read or barbecue in the sunshine, or just chill out during the evenings and weekends. The neighbours are really friendly and have been a joy to live alongside, and there are great schools locally.

Since I bought the property I have gutted and renovated, with new flooring, a brand new boiler, and a complete redecoration. I would love to keep it but I'm going travelling next year.

THE LOCATION

Westwood Park offers something both rare and unique. The entrance to one of southeast London's popular family attractions, the Horniman Museum and Gardens, is located on the road next door circa 350 ft away from the house. This is so convenient that the gardens of the Horniman are a secondary outside space for the residents of the immediate area.

For those buyers who aren't familiar with the Horniman museum and gardens we recommend you have a look online and visit when you are in the area.

To have something of this nature on your doorstep will appeal to many buyers. With regular events such as a farmers' market and gardens that children adore, (the sound garden and animal walk in particular), this will be of paramount interest to families.

If the above isn't enough to tempt you, a more general view of the area will give insight into why Forest Hill has become increasingly popular in recent years and been featured on the popular TV programme "Location Location Location" several times.

Forest Hill has much to offer from boutique shops, thriving independent businesses on the high street, a great selection of green spaces and recreational facilities to great transport links and highly regarded schools.

SCHOOLS

The property is in proximity of four schools which are 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

TRANSPORT LINKS

Located approximately 0.5 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.

DINING OUT AND RECREATION

Some of our favourite local eateries span across both Forest Hill and Honor Oak (both towns come under the same postcode) and include Mama Dough and Bona (sour dough pizza restaurants), Canvas and Cream (great local café serving a selection of cakes, food and drink. They also host some art exhibitions) and the award-winning Babur Indian restaurant. There's also the popular Le Querce which is run by a Sardinian family serving traditional dishes.

Alongside the Horniman, other local attractions include One Tree Hill at the top of Honor Oak Rise and offers some of the most breath-taking views across London and the city skyline. In our opinion this is a hidden gem.

You will also find nature reserves in proximity of the property on Devonshire Road and Garthorne Road.

There is a selection of walking trails locally via the highly acclaimed Sydenham Hill woods and Albion Millennium Green to name just a couple.

Forest Hill Library and pools have both undergone complete renovation in recent years. Forest Hill pools has fantastic swimming facilities but also has a well-equipped gym and exercise classes.

Blythe Hill Fields is known by the locals for its recreational facilities and regular events. One such facility is the Trim trail which is an exercise trail and we mustn’t forget the yearly Blythe Hill festival that brings local business and the community together for a day of fun.

We look forward to answering any questions you may have about this property and arranging your viewing.

Hunters estate agents Forest Hill have sold several houses and flats in proximity to Westwood Park 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 to Westwood Park, SE23.

VERIFIED MATERIAL INFORMATION

EPC
Source: GOV.UK
Current rating: C
Potential rating: C
Current CO2: 2 tonnes
Potential CO2: 1.7 tonnes
EPC certificate number: 0300-2025-6370-2094-4685
Expires: 14 April 2034
NTS Part A
Tenure
Source: HM Land Registry
Leasehold
The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being Flat 9, Westwood Court, Westwood Park, Forest Hill, London (SE23 3RU). NOTE 1: The flat is on the first floor. NOTE 2: The lower ground floor garage 9 is included in the title.
Title number TGL474351.

Absolute Leasehold is the class of tenure held by HM Land Registry.
Tenure marketed as: Leasehold
Local council
Source: Valuation Office Agency
Council Tax band: C
Authority: London Borough of Lewisham
Lease length
Source: HM Land Registry
116 years remaining
Started in 2017 with a lease of 125 years.
Ground rent
Provided by vendor
£150 a year
Subject to increase
Rent review: Every 24 years
Increase calculation: Doubles
Service charge
£1,444.44 a year
NTS Part B
Construction
Property type
Parking
Electricity
Water and drainage
Heating
Broadband
Source: Ofcom
Mobile coverage
Source: Ofcom
Standard construction
End-terrace, Flat
Number of floors:4
Entrance on floor:3
Has lift:No
Over commercial premises:No
Floorplan:To be provided

Communal, Garage, Gated, Off Street
Mains electricity:Mains electricity supply is connected
Mains electricity supply:Yes

Connected to mains water supply
Mains surface water drainage:Yes
Sewerage:Connected to mains sewerage

Mains gas-powered central heating is installed
Heating system:Mains gas-powered central heating

Double glazing is installed
Other heating features:Double glazing

The property has Ultrafast broadband available
Broadband speed:Ultrafast

Standard 16 Mb 1 Mb
Superfast 80 Mb 20 Mb

Ultrafast 1800 Mb 220 Mb

EE Great
O2 Great
Three Great
Vodafone Great

NTS Part C
Building safety issues
No
Restrictions
Source: HM Land Registry
Title TGL474351 contains restrictions or restrictive covenants
Restrictive covenants (Title TGL474351): Present
Rights and easements
Title TGL474351 contains beneficial rights or easements
Here is a summary but a property lawyer can advise further:
The lease includes any legal easements set out in its clause LR11.1. The register does not give their details, so the lease should be checked to identify them.
The 1861 conveyance grants shared use of two roads described on its plan as “New Road”. The title is also subject to any rights granted or reserved by the lease that affect the flat.
Public right of way through and/or across your house, buildings or land: No
Flooding
Flood risk: No flood risk has been identified
Flood risk: No
Historical flooding: History of flooding
History of flooding: No
Coastal erosion risk
No coastal erosion risk has been identified
Coastal erosion risk: No
Planning and development
No
Neighbour development: No
Listing and conservation
In a conservation area
In the Forest Hill conservation area (per planning.data.gov.uk; confirm via the local authority search).
Accessibility
None
Mining
No coal mining risk identified
A mining risk (other than coal mining) has been identified
A potential non-coal mining risk has been identified (stone) - a detailed search report can help to determine the impact