Ibbett Mosely

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London Road, Westerham, TN16 1DN

Offers In Excess Of £300,000 Leasehold

One of seven individually designed apartments in a stunning conversion of a former Victorian school.
This unique first floor apartment extends in total to about 623 sq ft and although the reception room and bedroom are open plan, they could easily be self contained.
Many of the period features of the building have been retained and these blend perfectly with the modern finish

- Bedroom Area
- Bespoke Kitchen
- Communal Gardens
- Annual Service Charge
- Bathroom
- Gas Central Heating
- New 999 Year Lease from the 1st of January 2026
- Reception Room
- Allocated Parking Space
- Peppercorn Ground Rent

This newly converted first floor apartment extends to about 623sq ft and offers a modern contemporary finish in a beautify converted, former Victorian school.

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 to enjoy the fete's and festivities that are held on a regular basis. THe are sporting and recreational facilities in the area including Westerham Golf Club.
Bus connections from the town to Oxted and Sevenoaks both with a wider choice of shops and stations to London. M25 access from junctions 5 and 6.

GROUND FLOOR

An arched entrance door with external lantern light and entry phone opens to the communal entrance hall.

COMMUNAL ENTRANCE HALL

With inner hallway with carpeted flooring and electric heater. Stairs to the first floor landing.

FIRST FLOOR

LANDING

With fitted carpet and doors to apartments 6 and 7.

RAISED HALL AREA

With steps down to the reception room and entry phone.

RECEPTION ROOM

A stunning room with arched window to one end, vaulted part sloping ceiling with some exposed timbers. Radiators and double doors to bespoke fitted kitchen.

BESPOKE FITTED KITCHEN
Fitted with a range of base and wall units and Bosch appliances.

BEDROOM AREA
Open to the reception room with a further arched window and radiator.

EN-SUITE BATHROOM
With enclosed bath with mixer tap and shower attachment, w.c. and hand basin. Heated towel rail incorporating radiator, extractor fan and cupboard.

OUTSIDE
Allocated parking space and communal gardens.

SERVICES
Mains gas, water, electricity and drainage.

COUNCIL TAX
Sevenoaks District Council - Band C

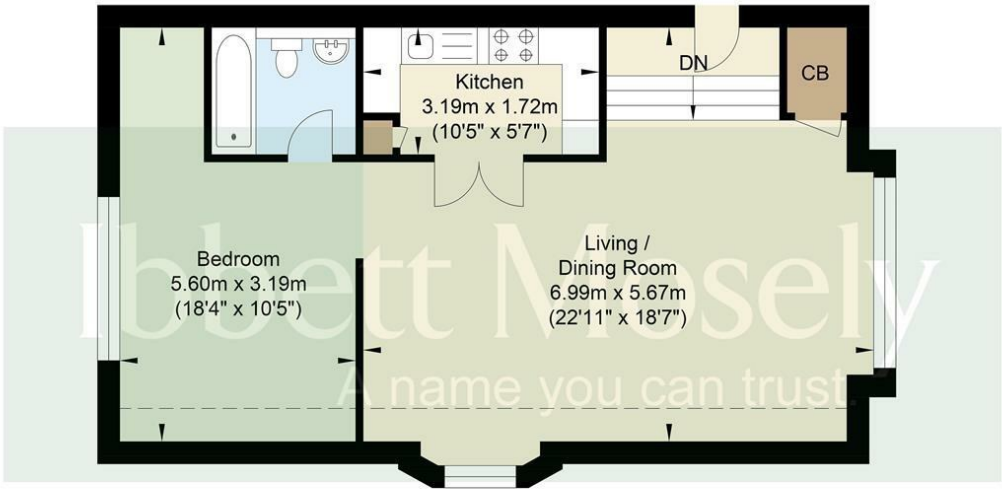
THE LEASE
A new 999 year lease from the 1st of January 2026 with a peppercorn ground rent.

SERVICE CHARGE
There will be an annual service charge to include buildings insurance.
The provisional figure is £1,900.

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 6, The Old School



First Floor
Approximate Floor Area
623 sq ft
(57.80 sq m)

Approximate Gross Internal Area = 57.80 sq m / 623 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Ibbett Mosely

Westerham 01959 563265

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