



VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



**LARGE SOUTH FACING
BALCONY**

**TWO ENSUITES AND DRESSING
ROOMS**

32 FT OPENPLAN LIVING AREA

TWIN MASTER BEDROOMS

**ALLOCATED PARKING WITH EV
POINT**

ONE OF A KIND FOR SIDCUP



Flat 13 Rookwood House

1 Ash Close

Sidcup, DA14 4HF

£560,000

Discover a one-of-a-kind, high-spec new build flat in the heart of Sidcup, offering 1,200 sq. ft. of luxury living. This exceptional home boasts two impressive master bedrooms, each with a stylish ensuite and dressing room. The spacious open-plan layout flows onto a large private balcony, perfect for entertaining or relaxing. Finished to the highest standard, the property also includes allocated parking and premium fixtures throughout. A rare opportunity to secure a truly distinctive residence in central Sidcup.

EPC RATING: TBC

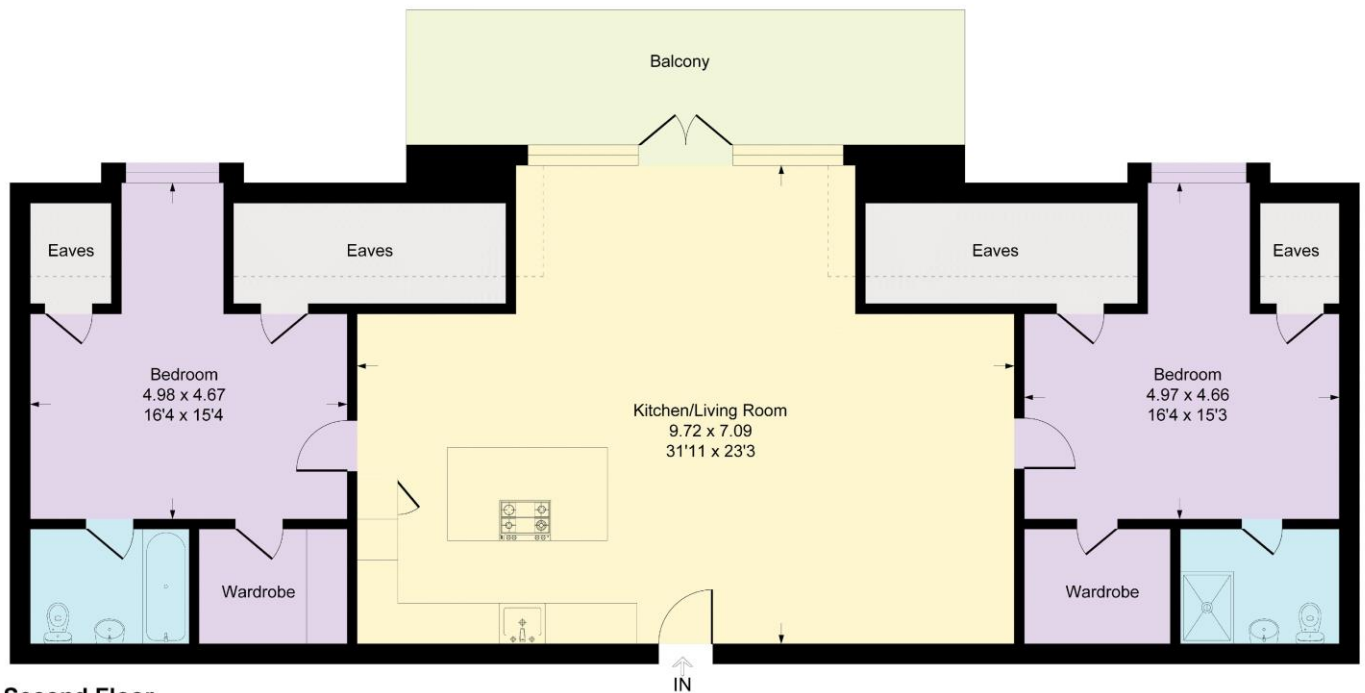
COUNCIL TAX BAND: TBC

TENURE: Leasehold

LEASE TERM: 900 plus Years



Approximate Gross Internal Area = 111.6 sq m / 1201 sq ft



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. The accuracy of these details are not guaranteed and they do not form part of the contract.