



VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



TRUE PENTHOUSE APARTMENT

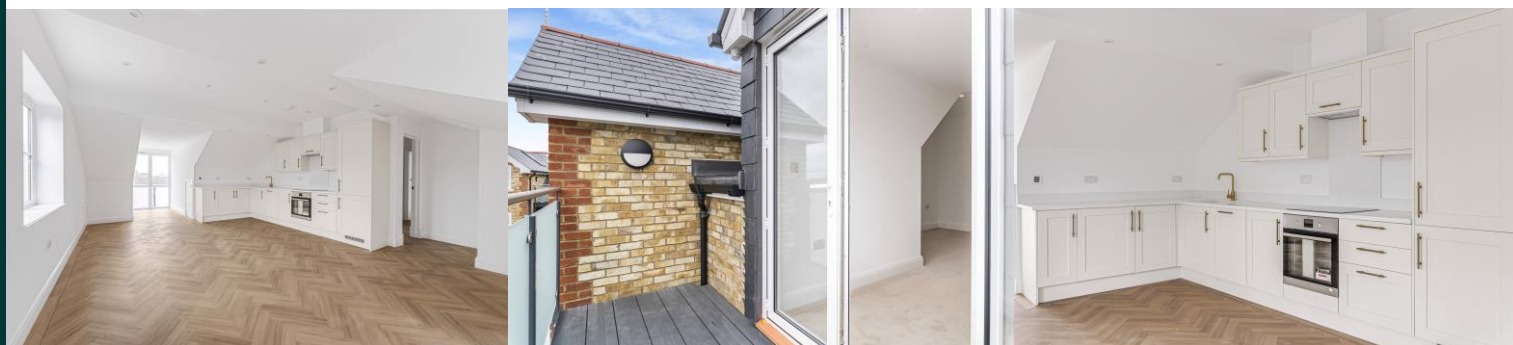
**ENSUITE AND FOUR PIECE
BATHROOM**

PRIVATE TWIN BALCONIES

37FT OPENPLAN LIVING AREA

**ALLOCATED PARKING WITH EV
POINT**

CENTRAL SIDCUP LOCATION



Flat 3 Rookwood House

1 Ash Close

Sidcup, DA14 4HF

£525,000

A truly exceptional new build two double bedroom penthouse in Rookwood House, offering luxury living in an excellent location. This stunning home boasts a 37ft open-plan living area, perfect for modern lifestyles, and features twin west-facing balconies to enjoy sunsets and outdoor space. The property includes a stylish ensuite, a contemporary four-piece bathroom, and high-quality finishes throughout. With a 10-year build warranty for peace of mind, this rare penthouse presents a unique opportunity to secure a premium residence in Sidcup.

EPC RATING: TBC

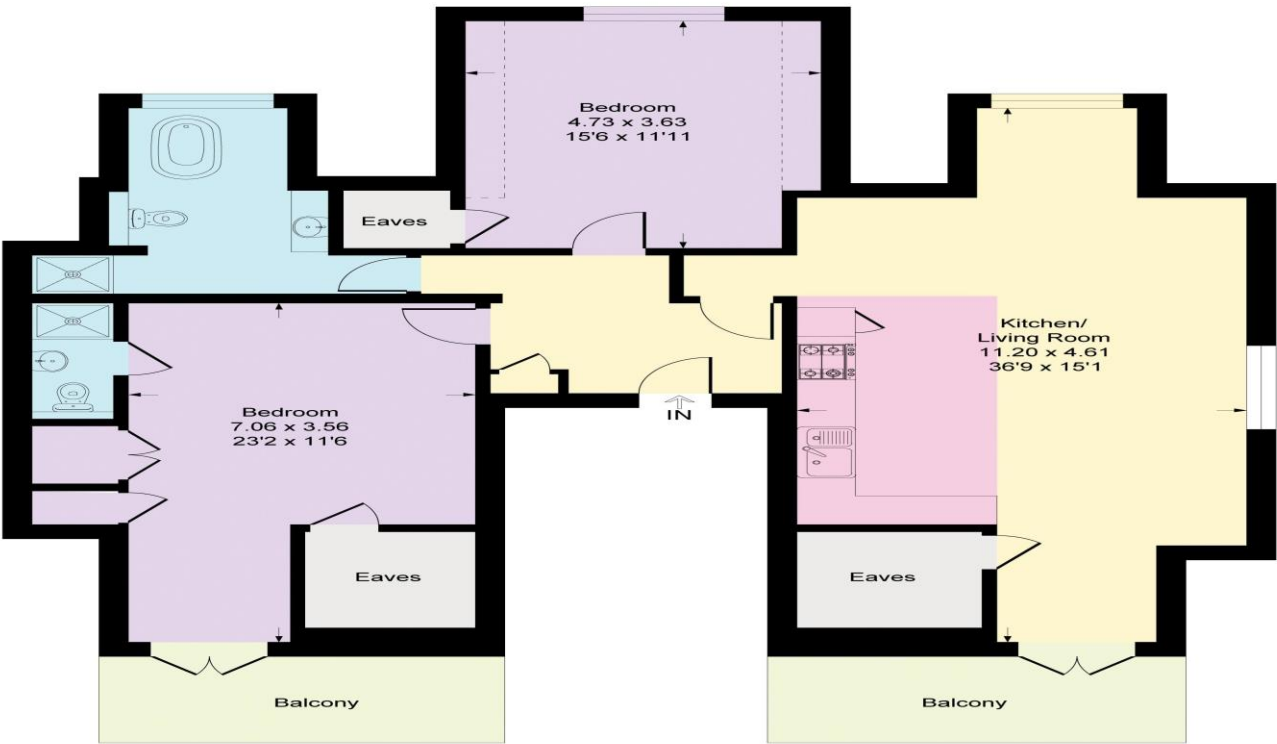
COUNCIL TAX BAND: TBC

TENURE: Leasehold

LEASE TERM: 900 plus Years



Approximate Gross Internal Area = 101.2 sq m / 1089 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.