



# VILLAGE ESTATES

• EST. 1993 •

93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

[www.village-estates.com](http://www.village-estates.com)

Email: [sidcup@village-estates.com](mailto:sidcup@village-estates.com)



**OFFERED CHAIN FREE**

**8 MIN WALK / 0.4 MILE - SIDCUP STATION**

**3 MIN WALK TO SIDCUP HIGH STREET**

**LARGE COMMUNAL REAR GARDEN**

**990+ YEAR LEASE TERM**

**IMMACULATE PRESENTATION THROUGHOUT**



**Flat 4 33D Station Road**

**Sidcup, DA15 7DZ**

**£275,000**

**One double bedroom VICTORIAN conversion flat presented in IMMACULATE order throughout, with high ceilings, sash windows and a large communal garden to relax in. Located in a very convenient spot between Sidcup high street and mainline station. Clovelly is a large red brick Victorian house converted into five flats with well-maintained communal areas.**

**EPC RATING: C**

**TENURE: Leasehold**

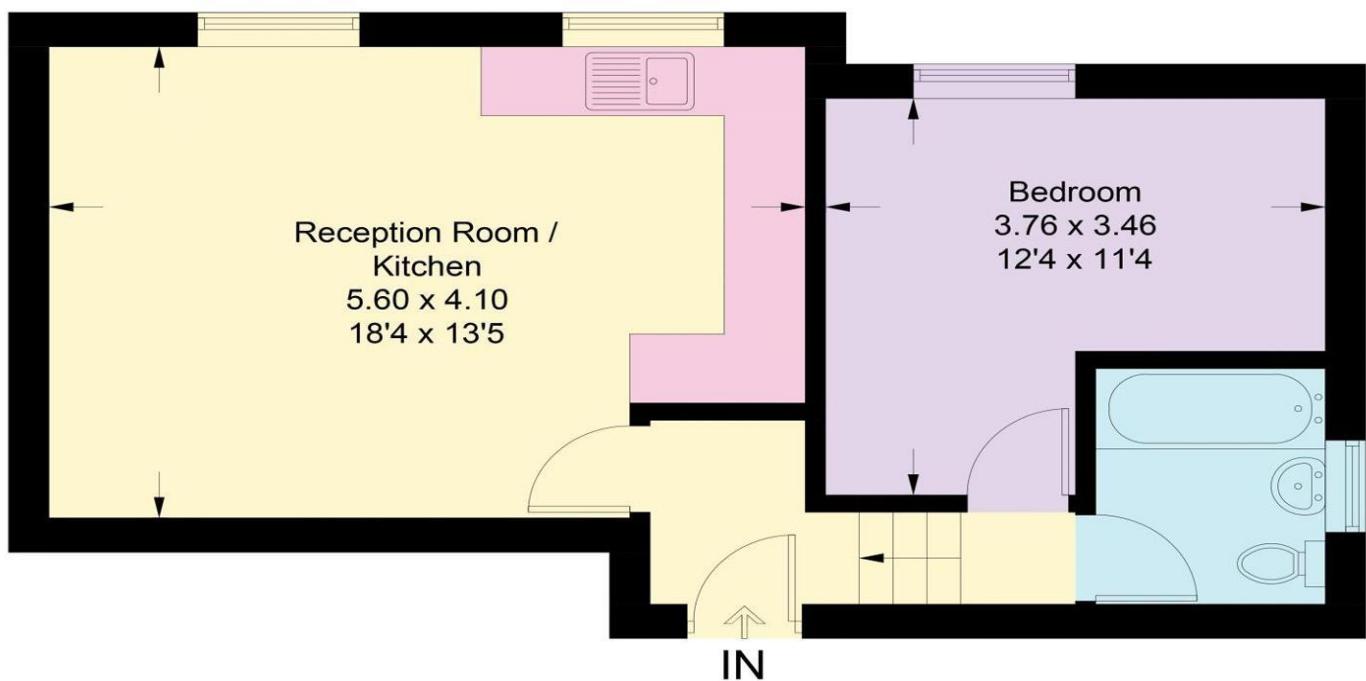
**COUNCIL TAX BAND: B**

**LEASE TERM: 991 Years**



### Station Road, DA15

Approximate Gross Internal Area = 40.9 sq m / 440 sq ft



#### 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.