



VILLAGE ESTATES

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**PRIVATE DRIVEWAY TO FRONT
PRIVATE ACCESS VIA OWN
FRONT DOOR
PRIVATE PATIO/GARDEN TO
REAR**

**ONLY ONE OR TWO AVAILABLE
10 YEAR NEW BUILD WARRANTY
HIGH STREET LOCATION**



**16A St. Johns Road
Sidcup, DA14 4HB**

£450,000

A stunning new build ground floor maisonette in Rookwood House, Sidcup, featuring its own private drive, front door, and a generous patio/garden for outdoor living. One of only two homes within this exclusive development, it has been finished to an exceptionally high specification, blending modern style with practical comfort. Offering a rare sense of privacy and individuality, this beautifully designed property is perfect for buyers seeking a unique, high-quality home in a desirable and convenient Sidcup location.

EPC RATING: TBC

TENURE: Leasehold

COUNCIL TAX BAND: TBC

LEASE TERM: 900 Year plus Lease



Approximate Gross Internal Area = 65.0 sq m / 700 sq ft



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

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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.