



**Heron House**  
**Lansdown Road**

Sidcup  
DA14 4EG

**Leasehold**

Offered for sale is this well presented one top bedroom retirement apartment. The property is well presented and sits to the rear of the development, offering a nice outlook from the lounge and bedroom. It briefly comprises: a secure communal entrance with lift, front door, entrance hall, a deceptively spacious lounge that flows into a well presented kitchen, shower room and double bedroom with fitted wardrobes.

The development has parking to the rear, communal grounds with seating areas and a lift to all floors. Situated just a short walk from the local transport links, shops and restaurants. "Chain free "

It is a condition of purchase that single residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55



**Local Authority** Bexley London Borough Council  
**Council Tax Band** C  
**EPC Rating** C

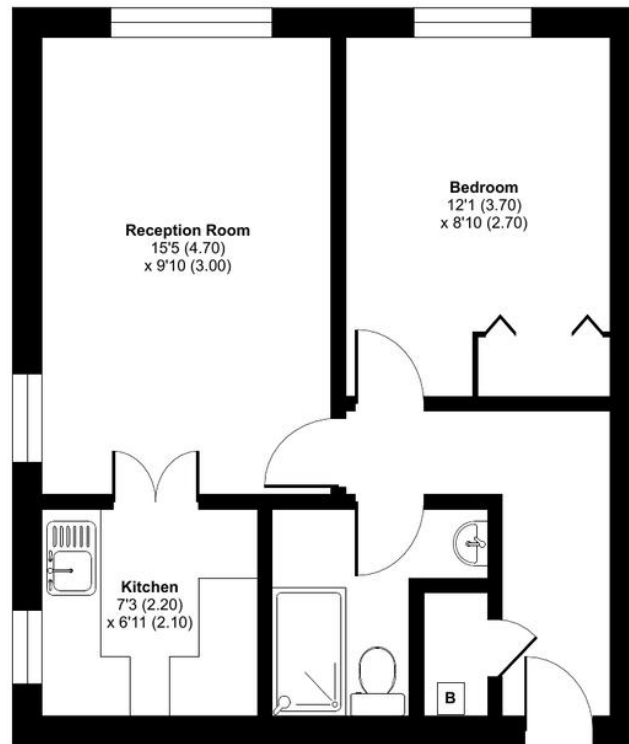
**Lease** 125 years from 1<sup>st</sup> February 1994 (so 94 years remaining)

**Service Charge** £3,600 per annum

**Ground Rent** £500 per annum

**Lansdown Road, Sidcup, DA14**

Approximate Area = 444 sq ft / 41.2 sq m  
For identification only - Not to scale



## SECOND FLOOR



**Drewery Property Consultants**  
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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.