



**Elswyn House**  
**Hatherley Road**  
Sidcup  
DA14 4AW

**Share of Freehold**

Offered for sale is this spacious 2 bedroom top floor apartment that is well presented and located just a short walk from Sidcup train station, shops and restaurants. The property is at the rear of the block overlooking the communal grounds and is only attached to the flat below.

The property is offered to the market chain free and has a share of freehold making it a fantastic opportunity for a first time buyer, someone downsizing or looking for an investment opportunity.

It briefly comprises: a secure communal entrance, front door, hallway, lounge, kitchen, bathroom and 2 good sized bedrooms. Externally there are communal grounds and a garage to the rear.

\*CHAIN FREE \* LEASE OVER 900 YEARS \* SHARE OF FREEHOLD\*

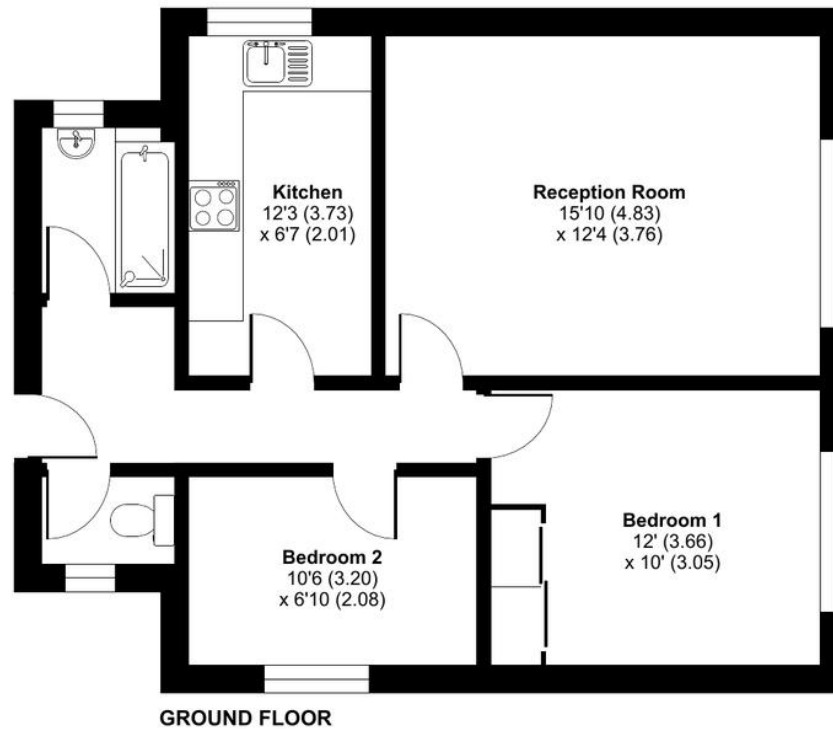


**Local Authority** Bexley London Borough  
Council  
**Council Tax Band** C  
**EPC Rating** D

**Share of Freehold**  
**Lease** 997 years remaining  
**Service Charge** £1,600 per annum  
**Ground Rent** none

## Hatherley Road, Sidcup, DA14

Approximate Area = 609 sq ft / 56.6 sq m  
For identification only - Not to scale



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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.

