



Station Road
Sidcup
DA15 7DY

Leasehold

Offered for sale is this large and spacious period one-bedroom apartment, featuring a separate office/study room and presented in excellent condition throughout. Ideally positioned in a prime location, the property is just a short walk from Sidcup train station, as well as shops, coffee bars, and restaurants, making it an ideal first-time purchase.

The accommodation briefly comprises: secure communal entrance, entrance hall, a generously sized lounge, kitchen, modern shower room, main bedroom, and a separate office/study. Externally, the property benefits from well-maintained communal grounds.

Internal viewing is highly recommended to fully appreciate all that this Chain Free property has to offer.



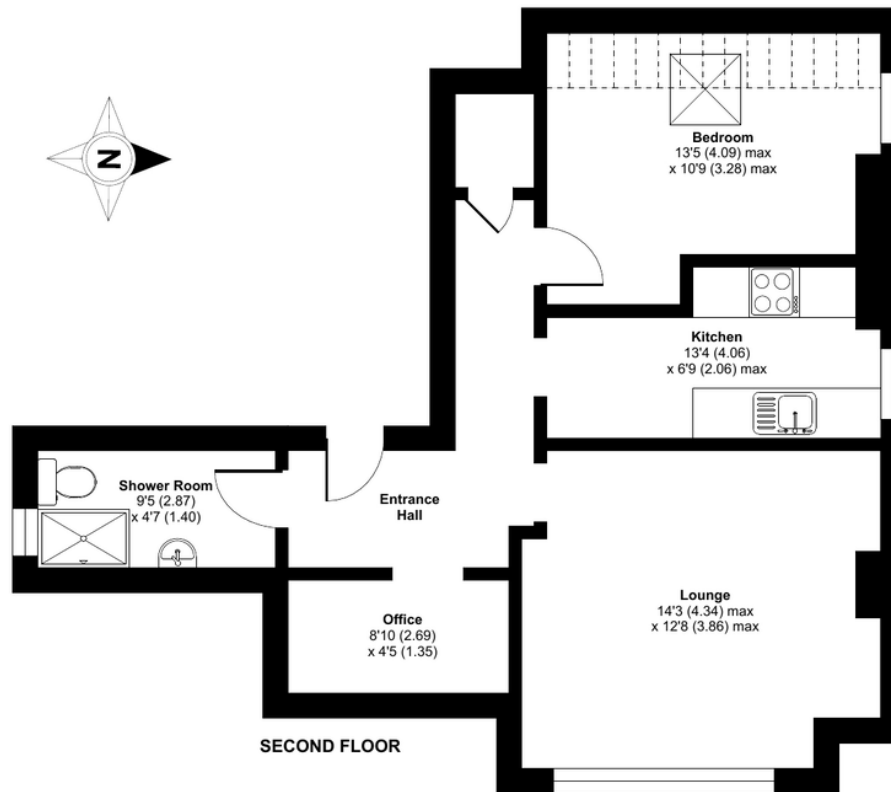
Local Authority Bexley London Borough
Council
Council Tax Band B
EPC Rating C

Lease 112 years remaining (original lease was 125
years from 24/3/2012)
Service Charge £2,445 per annum
Ground Rent £350 per annum

Station Road, Sidcup, DA15

Approximate Area = 565 sq ft / 52.5 sq m
Limited Use Area(s) = 24 sq ft / 2.2 sq m
Total = 589 sq ft / 54.7 sq m

For identification only - Not to scale



Denotes restricted
head height



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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.