

FREEHOLD



Land

**33-35 ALMA ROAD,  
SIDCUP, KENT,  
DA14 4ED**

Asking price

**£1,850,000**

### FEATURES

- Large Commercial/Residential Site Approx 0.14 Acre
- Vehicle Access To Yard Area
- First Time On Market Since 1898
- Old Yellow Stock Victorian House, Yard and Office building
- Prime Location Close To Sidcup Train Station



**Westwood**  
PROPERTY SERVICES

# 3 Bedroom Land located in Sidcup


Having been in the same family since 1898, Westwood Property Services are delighted to offer for sale this large commercial/residential opportunity. Ideally located for Sidcup Train Station the site includes a two storey Victorian building which is in need of repair, yard and exterior storage areas and a two storey office building. The business is currently one of the last remaining traditional coal merchants within the south-east and has vehicle access from the front. Our photo's outline the lands size with a red line. All appointments are by appointment only and please call for further information.

Call us on

**020 8301 5511**

[sales@westwoodpropertyservices.co.uk](mailto:sales@westwoodpropertyservices.co.uk)

**Council Tax Band**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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 are advised to recheck the measurements.

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