



**Larkspur Lodge**  
**Lansdown Road**  
Sidcup  
DA14 4EG  
**Leasehold**

We are delighted to offer for sale this well presented, two bedroom, first floor flat with balcony, situated in a desirable residential location and providing easy access to amenities, including Sidcup station, cafes, restaurants and local shops.

The property briefly comprises: Entrance hall, lounge with sliding patio doors to balcony, kitchen, two bedrooms and bathroom.

Externally there are well maintained communal grounds and an allocated garage en bloc.

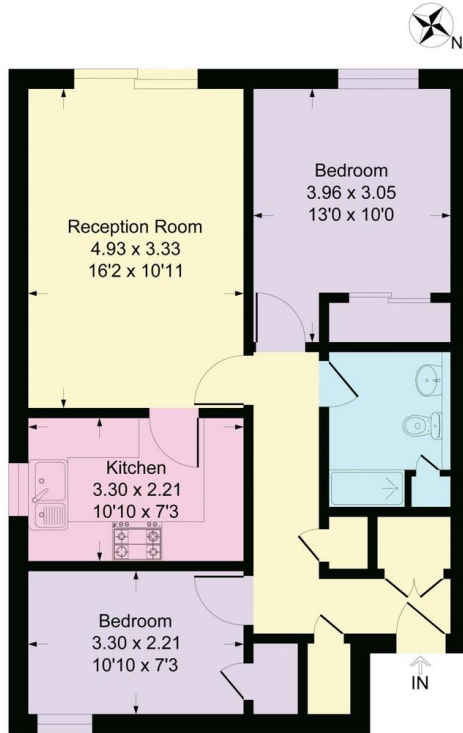
PLEASE NOTE: The photographs were taken in July 2024, prior to the property being tenanted and therefore should only be used for guidance purposes.

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

**Lease** 189 years from 1<sup>st</sup> Jan 1985 so 148 years  
remaining  
**Service Charge** £1,767 per annum  
**Ground Rent** £90 per annum

**Larkspur Lodge, Lansdown Road, DA14**

Approximate Gross Internal Area = 61.0 sq m / 657 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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**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.