



# VILLAGE ESTATES

• EST. 1993 •

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**EXCEPTIONAL QUALITY  
ALLOCATED PARKING  
CLOSE TO HIGH STREET AND  
STATION**

**PRIME CENTRAL SIDCUP  
LOCATION  
READY TO VIEW AUGUST 30th  
NEW LONG LEASE 900+ YEARS**



**Rookwood House, 1 Ash Close,  
Sidcup, DA14 4HF**

**From £385,000**

**Welcome to Rookwood House – an exclusive new development of two-bedroom apartments in the heart of Sidcup. Built to an exceptional standard, these contemporary homes combine style, comfort and convenience in a sought-after location close to all local amenities. Each apartment at Rookwood House has been thoughtfully designed with modern living in mind. Generous open-plan layouts are complemented by high-quality finishes, private outdoor space in the form of a balcony or patio, and the added benefit of allocated parking.**

### **Key Features;**

- Collection of two-bedroom apartments**
- Allocated private parking for every home**
- Private balconies or patios for outdoor living**
- High specification interiors with modern finishes**
- Energy-efficient design for comfort and sustainability**

### **Location Highlights;**

**Situated on a quiet close, moments from Sidcup**

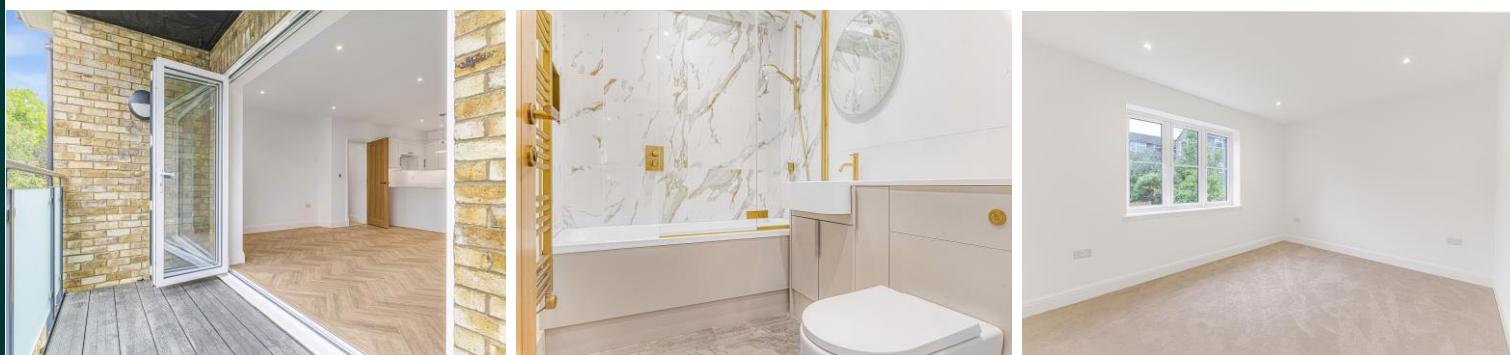
**High Street** Excellent local shops, cafés, restaurants and leisure facilities within walking distance

**Great transport links** into Central London, ideal for commuters

**Close to highly regarded schools and open green spaces**

**Everyday essentials, healthcare and gyms nearby**

**Rookwood House offers a unique opportunity to own a high-quality new home in one of Sidcup's most convenient central locations – perfect for professionals, couples, young families or downsizers alike.**



**EPC RATING: TBC**

**TENURE: Leasehold**

**COUNCIL TAX BAND: TBC**

**LEASE TERM: 900+ year lease**

#### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. The accuracy of these details are not guaranteed and they do not form part of the contract.