



## Flat 8, Whitespar Carlton Road, Sidcup, DA14 6GU

£325,000

- Two Bedrooms
- Moments From Sidcup High Street
- Open Plan Living Space
- First Floor Apartment
- Allocated Parking
- EPC Rating TBC

# Whitespar Carlton Road, Sidcup DA14 6GU

Located on the first floor of this well presented development is this elegant two bedroom apartment. Superbly presented throughout, the bright and spacious accommodation offers a 26'11 open plan kitchen and reception space, a 14'8 master bedroom with floor to ceiling built in wardrobes plus an en suite shower room, a 12' second bedroom and a modern main bathroom. Carlton Road is a particularly sought after road. Sidcup high street is close by with its variety of high street shops, boutique restaurants and bars and the independent Castle Cinema all great options to enjoy a local evening out. A viewing appointment can be accommodated at a time to suit as there is no onward chain and we hold keys.

Tenure - Leasehold 103 years remaining.

Service Charge - £2450.00 PA

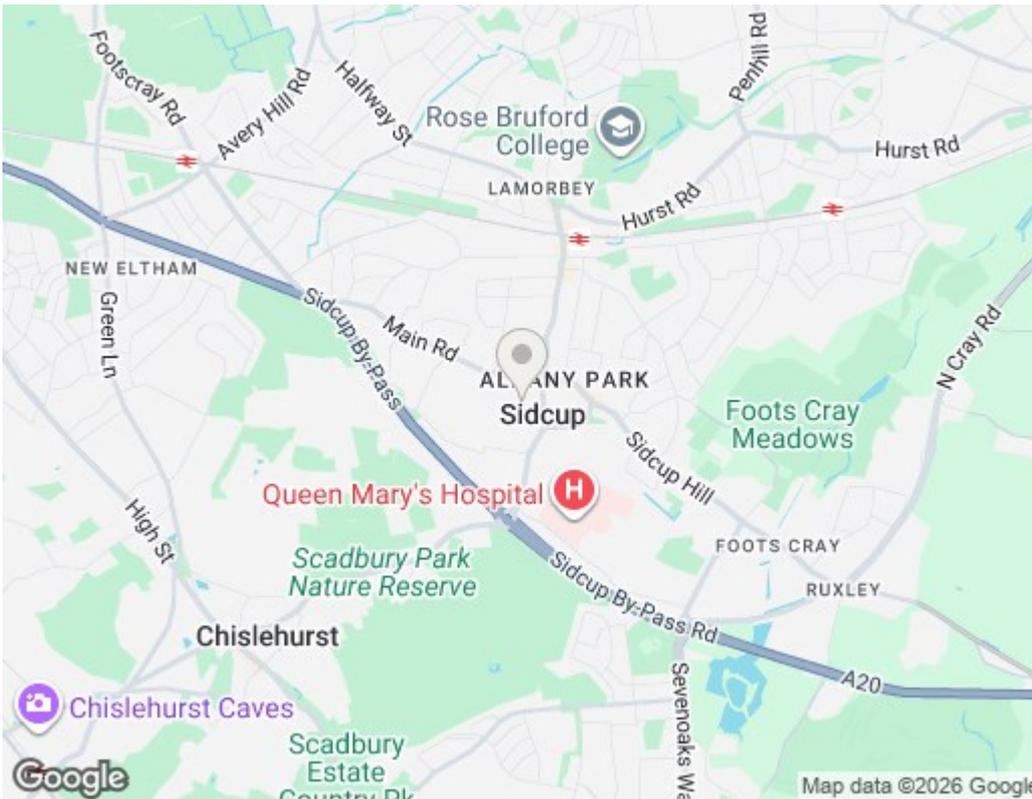
Ground Rent - £175.00 PA

Council Tax - Bexley Band D



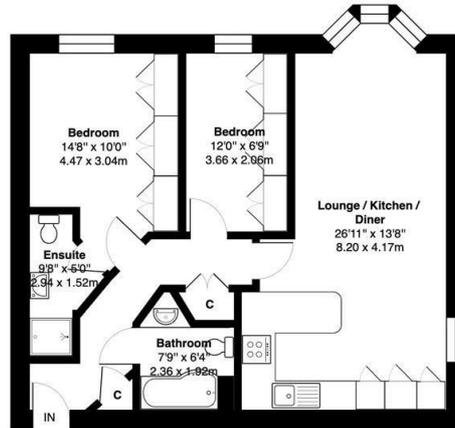
Council Tax Band: D





## Carlton Road, DA14

Approximate Gross Internal Area = 680 sq ft / 63.2 sq m



First Floor



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.  
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## Viewings

Viewings by arrangement only.  
Call 0208 859 1100 to make an appointment.

## EPC Rating:

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