



Lansdown Road

Sidcup, DA14 4EW

A larger than average 2 bedroom ground floor maisonette located in a popular close which offers easy access to the local shops and train station. The property is offered to the market chain free and we feel would make a fantastic first time buy or purchase for anyone downsizing. ** CHAIN FREE ** LONG LEASE **

Main Features

- Larger than average 2 bedroom ground floor maisonette
- Easy access to Sidcup station and local shops
- Long lease
- Chain Free
- Ideal first time buy
- Large lounge

FULL DESCRIPTION

We are pleased to offer for sale this larger than average two bedroom ground floor maisonette. The property is located in a popular close providing easy access to Sidcup train station, shops and schools.

The property is offered to the market chain free and briefly comprises: Private entrance, entrance hall, large lounge which flows nicely into the rear kitchen, two double bedrooms, storage and a family bathroom.

Externally there are communal gardens and a garage en bloc. ** CHAIN FREE ** LONG LEASE **

Entrance hall

18' 7" x 3' 9" (5.66m x 1.14m)

Lounge

20' 3" x 12' 2" (6.17m x 3.71m)

Kitchen

8' 7" x 8' 3" (2.62m x 2.51m)

Bedroom one

13' 9" x 10' 4" (4.19m x 3.15m)

Bedroom two

10' 0" x 10' 4" (3.05m x 3.15m)

Bathroom

7' 3" x 6' 1" (2.21m x 1.85m)

Outside

Communal gardens

Garage en bloc (garage 19

ADDITIONAL INFORMATION

The following information has been supplied by the vendor and should be verified by the purchaser and /or solicitor prior to exchange of contracts.

Lease: 180 years from 24th June 1959 (120 years remaining)

Service Charge: £1,400 per annum

Ground Rent: To be confirmed

Council Tax: Band C £1492.35 per annum. London Borough of Bexley - Tel: 020 8303 7777.

EER Rating: 71 EIR Rating: 69

Directions

From our Sidcup office turn left into Station Road. Proceed under the bridge and at the traffic lights turn left into Hatherley Crescent and take the right fork into Hatherley Road. Take the first left into Alma Road, which becomes Lansdown Road and the fourth turning on the left is Embassy Court. Closest Stations: Sidcup (0.49 mi) Albany Park (0.77 mi) Bexley (1.73 mi) Closest Schools: Birkbeck Primary School (0.32 mi) Cleeve Park School (0.35 mi)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. D612



Measurements are approximate. Not to scale. Illustrative purposes only
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