



Lansdown Road

Sidcup, DA14 4EW

A larger than average 2 bedroom first floor maisonette that sits in this highly desirable location that offers easy access to Sidcup train station, shops and restaurants. The property offers plenty of space throughout and would make a great first time buy or purchase for anyone looking to downsize. The property features a private entrance and views over really well maintained communal gardens. ** Share of Freehold **

Main Features

- Larger than average 2 bedroom first floor maisonette
- Highly desirable location
- Share of Freehold
- Electric heating
- Ideal first purchase or for someone looking to downsize
- Garage en bloc

FULL DESCRIPTION

A large 2 bedroom first floor maisonette that sits in this highly desirable location with well maintained grounds and easy access to Sidcup train station, shops and restaurants. This is a maisonette that is larger than many others in the area, offering great space for a first time buyer or someone looking to downsize and benefitting from a share of freehold.

It briefly comprises of: A private entrance, stairs to a hallway which provides loft access, a large lounge which flows nicely into the kitchen, two good sized bedrooms and a family bathroom.

Externally there is a garage and parking as well as beautifully maintained communal grounds/gardens.

This is a fantastic chance to purchase a larger than average maisonette in such a central location.

Entrance hall/landing

Lounge

18' 5" x 12' 3" (5.61m x 3.73m)

Kitchen

8' 5" x 7' 9" (2.57m x 2.36m)

Bedroom one

13' 11" x 10' 5" (4.24m x 3.18m)

Bedroom two

12' 0" x 10' 0" (3.66m x 3.05m)

Bathroom

Outside

Well maintained communal grounds.

Garage en bloc (no 15) and private parking in front.

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: 118 years remaining but the property is being sold with Share of Freehold (original lease was 180 years from 1959)

Service Charge £1400 per annum

Council Tax: Band C £1641.53 per annum

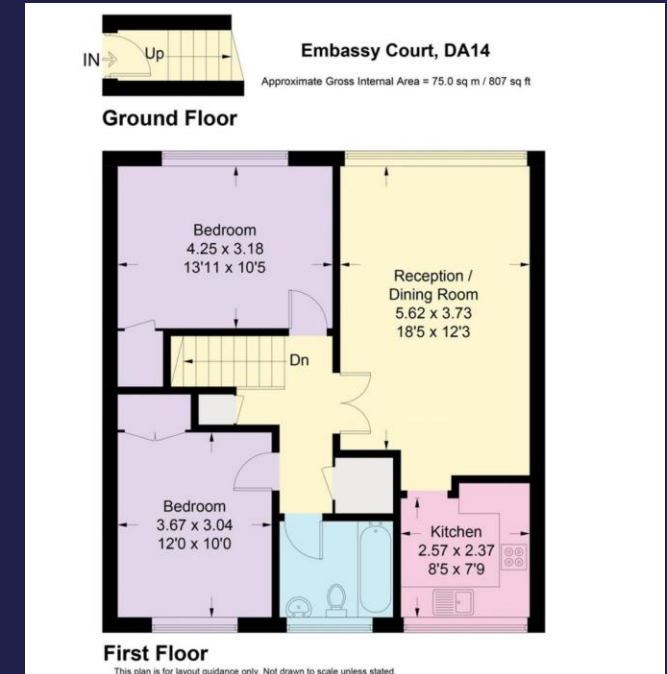
Local authority: Bexley London Borough Council

EER Rating: 62 EIR Rating: 0

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



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