

£260,000

Parish Gate Drive, Sidcup, Kent, DA15  
8TH

**Christopher  
Russell**  
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

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**Christopher Russell Property Services**

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A two-bedroom first-floor purpose-built flat with a lease in excess of 950 years, ideally situated in a quiet no-through road and conveniently located for New Eltham and Falconwood train stations, along with local shopping and transport facilities.

Offered with vacant possession and no onward chain, this ideal first-time purchase has been recently redecorated and benefits from a brand-new bathroom suite, a new range of fitted kitchen units, and modern individually thermostatically controlled and timed electric panel radiators.

The property forms part of a well-maintained modern development featuring double-glazed windows, a security entry phone system, and a designated parking space, with ample unrestricted on-street parking available nearby.

The accommodation comprises an entrance hall leading to an inner hallway, lounge/diner, kitchen, two bedrooms, one with fitted wardrobes and a bathroom with electric shower over bath.

Externally, there are well-maintained communal gardens and a designated parking space, which can also be accessed on foot via a secure coded and locked side gate from the development to the parking area.

Lease: 953 years.

Ground Rent: Peppercorn

Service Charge: £1,463 per annum.

Council Tax Band C.

Agents Note: Material Information is available online as brochure 2 below.



GROUND FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 583 sq.ft. (54.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
		England, Scotland & Wales	