

Guide Price £220,000  
Main Road, Sidcup, Kent, DA14 6RU



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Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088



This well-presented first-floor one-bedroom flat is ideally located less than a mile from Sidcup train station and within easy walking distance of Sidcup High Street, providing excellent access to local shops, transport links and amenities.

The accommodation comprises an entrance hall, a spacious lounge/diner, a fitted kitchen, a double bedroom with a built-in wardrobe, and a contemporary bathroom suite.

Additional benefits include double glazing, well-maintained communal gardens, a communal car park, and a garage en bloc.

Purchase Options

Option 1: Purchase with the current lease of 45 years remaining Guide Price: £160,000 – £180,000

Option 2: Purchase with the lease extended to 99 years (includes both the property and the garage) Guide Price: £220,000 – £240,000

Current Lease: 45 years remaining (Separate leases for the property and the garage, both currently at the same length)

Service Charge: £120.00 approx. per calendar month.

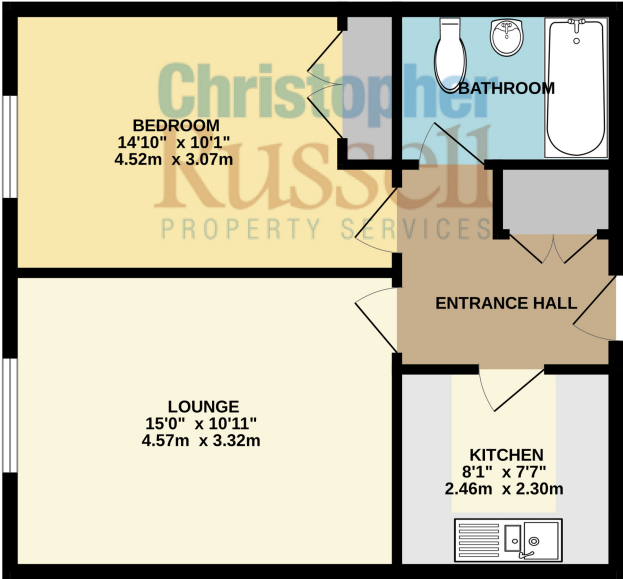
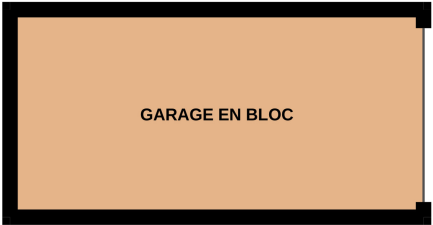
Ground Rent: £25.00 approx. per annum

Ground Rent for Garage: £10.00 approx. per annum

Council Tax Band C.



FIRST FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 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>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		