



£240,000

Hatherley Road, Sidcup, Kent, DA14
4AX

**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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One double bedroom third floor flat in an excellent location equidistant to Sidcup train station and Sidcup High Street ideal for a first time buyer or buy to let investor.

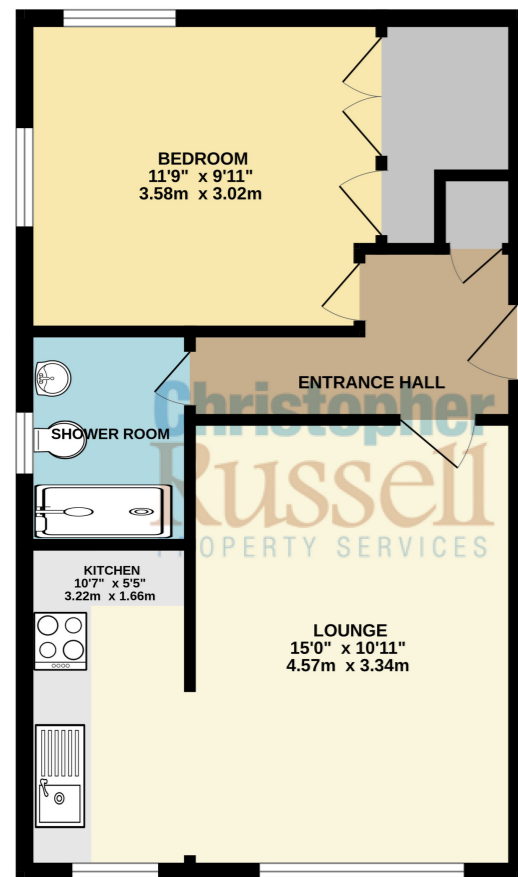
Offering larger than average accommodation the property is presented in good decorative condition and features double glazing, heating, kitchen, shower room, security entry phone system, designated parking space, communal gardens and views over Canary Wharf and the City of London.

The property comes with a share of freehold.

Council Tax Band C.



GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 469 sq.ft. (43.6 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 is given 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			