



£310,000

Main Road, Sidcup, Kent, DA14 6RL

**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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An extremely spacious and rarely available two double bedroom first floor maisonette which is 74 SQ.M

Offered with no onward chain the property is situated in a sought after location very convenient for Sidcup High Street which is a very short walk away and Sidcup Train Station.

This larger than average flat with its own front door has stairs leading to the first floor. A very spacious lounge/diner., kitchen breakfast room, two double bedrooms and a family bathroom complete the accommodation.

In the lease permission has been granted for the loft to be extended into.

Externally the property features its own front garden that provides ample off street parking. The driveway to the left hand side is a shared driveway with the ground floor flat with a right of way.

Lease: 125 years from 24th June 1998.

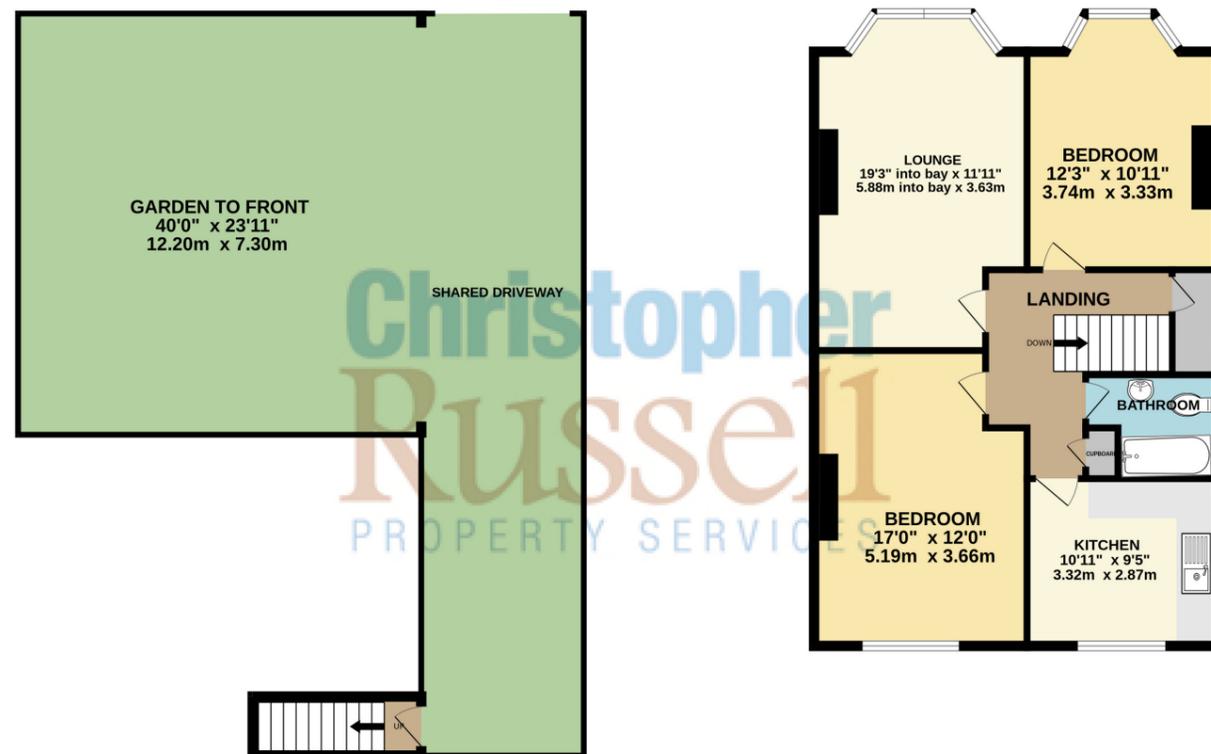
Council Tax Band C.

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



GROUND FLOOR
32 sq.ft. (3.0 sq.m.) approx.

1ST FLOOR
786 sq.ft. (73.1 sq.m.) approx.



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TOTAL FLOOR AREA : 819 sq.ft. (76.1 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	80
		EU Directive 2002/91/EC	
		England, Scotland & Wales	