

Guide Price £310,000  
Lansdown Road, Sidcup, Kent, DA14  
4EL

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.

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

Guide Price From £310,000 to £330,000.

Two bedroom first floor apartment situated only 0.5 miles to Sidcup train station.

Located in a desirable and sought after area the property is an ideal first time purchase or buy to let investment, the property is presented in good decorative condition and comprises; entrance hall, lounge, modern kitchen, two bedrooms and bathroom.

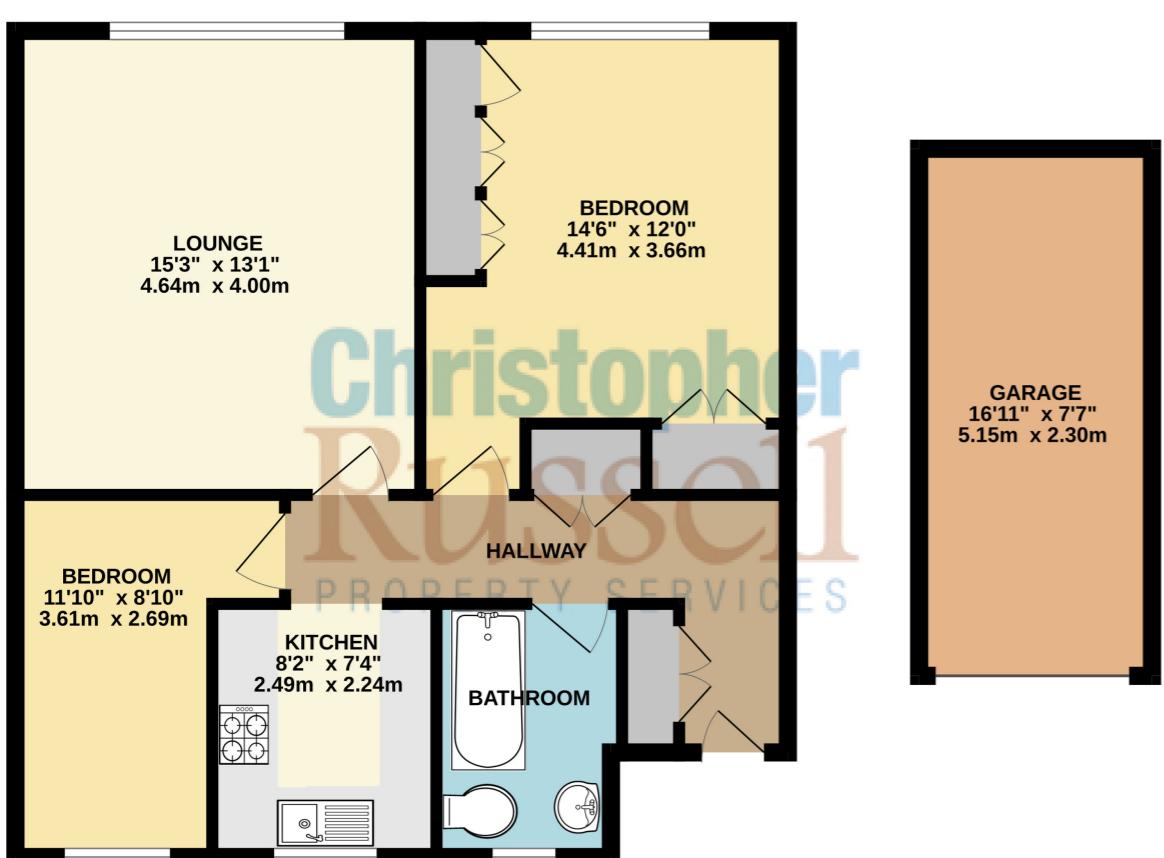
Features include double glazing, gas fired central heating, garage en-bloc and being within close proximity to Sidcup High Street.

Our client has advised that there are 137 years left on the lease.

Ground Rent - Peppercorn.

Service Charge - Approximately £75 per calendar month.

Council Tax Band C.



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	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<small>EU Directive 2002/91/EC</small>			