

**Guide Price £375,000**

**Gordon Road, Sidcup, Kent, DA15 8SX**

**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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Guide Price £375,000 to £400,000.

Presented in excellent decorative condition throughout, this extremely spacious property is one of only two flats within a detached building, providing a rare sense of privacy and exclusivity.

The property is situated in a popular and quiet side road, approximately 0.8 miles from Falconwood train station, offering convenient access into Central London.

The accommodation comprises an entrance hall, a spacious lounge, a modern fitted kitchen, a contemporary bathroom suite and two well-proportioned double bedrooms.

Externally, there is a good-sized private rear garden solely for the use of the flat, along with the entire front driveway providing off-street parking for up to three vehicles.

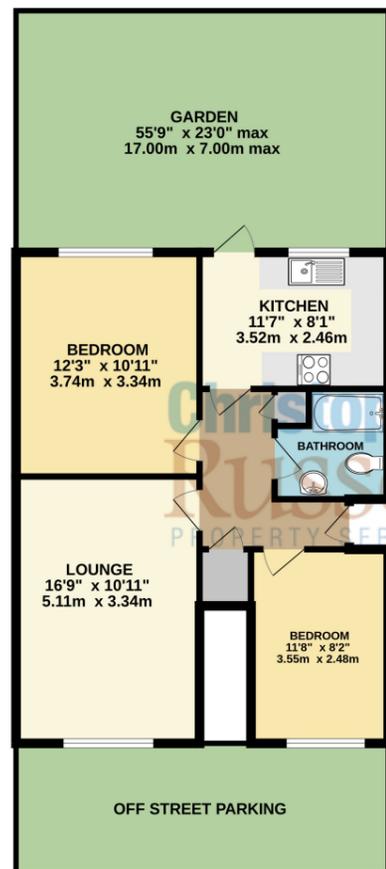
Lease: In excess of 900 years with a Share of Freehold.

Council Tax Band C.

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



GROUND FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.5 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>		
(55-68)	<b>D</b>	64	78
(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			