



£185,000

Willow Grange, Lansdown Road, Sidcup, DA14 4EL

Chattertons

EST 1893



Located in a great area which is within very close proximity to Sidcup high street and mainline station.. It is true the apartment is compact but offers great storage with the integrated murphy bed in the studio room and the location is great. The property is on the first floor of a modern purpose built block with parking and security entrance phone. Offered to the market chain free. Sidcup offers a great range of shops, restaurants and services including the new cinema and library. The lease is 145 years and the ground rent is peppercorn.



**Great little area**  
**Close to Sidcup High Street**  
**Close to Sidcup mainline station**  
**Studio apartment**

**Communal Entrance**

Security entrance phone, stairs to the first floor

**Entrance Hall**

Carpet

**Studio Room 14' 5" x 13' 2" (4.39m x 4.01m)**

Double glazed window, cupboard, carpet,  
murphy bed with integrated storage

**Kitchen 11' 10" x 4' 11" (3.60m x 1.50m)**

Double glazed window, wall and base units  
with laminated work surface, stainless steel  
single drainer sink unit, plumbing for washing  
machine, cooker point, tiled walls, laminated  
work surface

**Low level purpose built block**  
**Security entrance phone**  
**Parking**  
**Great storage**

**Bathroom**

Panelled bath with mixer taps and shower  
attachment, wash hand basin with vanity  
below, low level wc, laminate flooring,  
extractor fan

**Parking**

Allocated parking space



All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

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