



# VILLAGE ESTATES

• EST. 1993 •

93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

[www.village-estates.com](http://www.village-estates.com)

Email: [sidcup@village-estates.com](mailto:sidcup@village-estates.com)



**ALLOCATED PARKING**  
**HIGH SPECIFICATION**  
**10 YEAR BUILD WARRANTY**

**PRIVATE BALCONY**  
**CENTRAL SIDCUP LOCATION**  
**EPC RATING 'PREDICTED B'**



**Flat 9 Rookwood House**  
**1 Ash Close, Sidcup, DA14 4HF**

**£420,000**

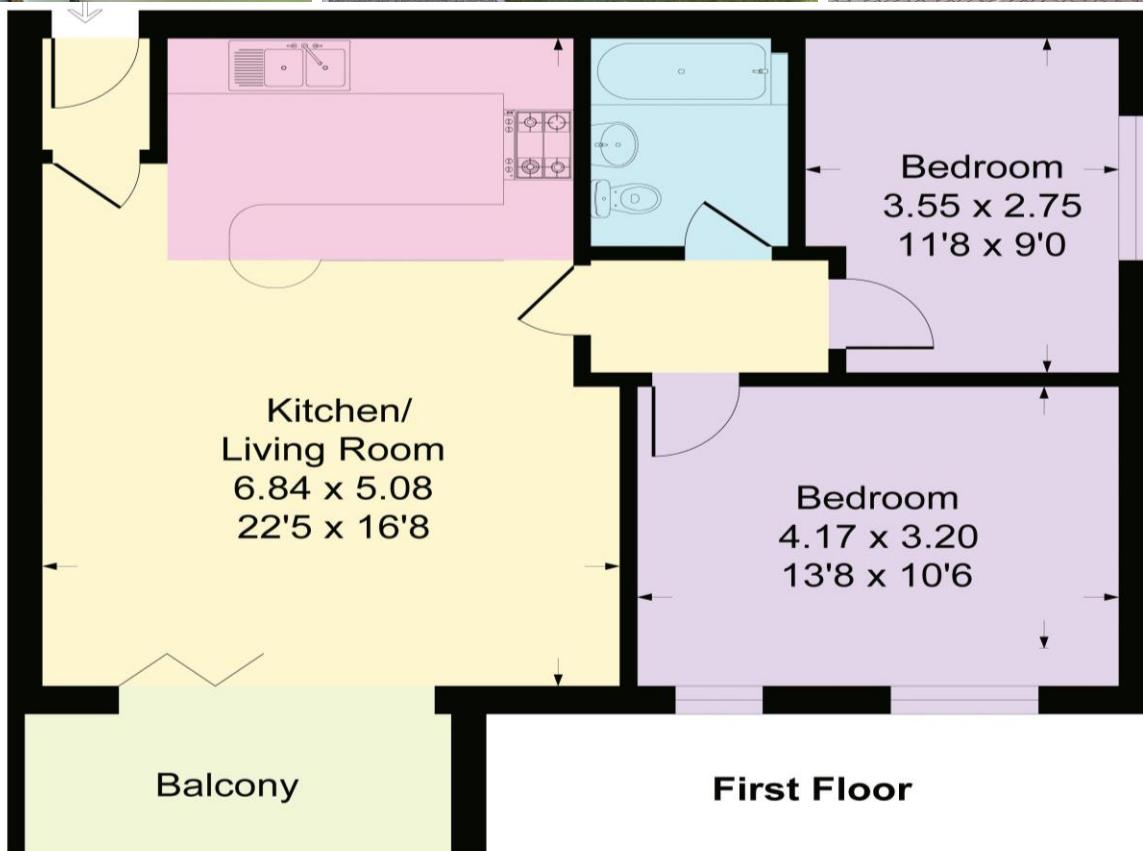
A beautifully crafted new build two-bedroom flat in Rookwood House, Sidcup, offering modern living with allocated parking and private south-facing balconies. Finished to a very high specification, the apartment provides stylish interiors, energy efficiency, and comfort throughout. Complete with a 10-year warranty and an impressive 900-year lease, this home offers long-term security and peace of mind. Ideally situated close to shops, transport links, and local amenities, it presents a rare opportunity to enjoy contemporary living in a highly desirable location.

**EPC RATING: B**

**TENURE: Leasehold**

**COUNCIL TAX BAND: TBC**

**LEASE TERM: New 900 year lease**



**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. Whilst every attempt has been made to ensure the accuracy of the floor plan 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. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. The accuracy of these details are not guaranteed and they do not form part of the contract.