



**Carlton Green**  
**Carlton Road**  
Sidcup  
DA14 6DB

**Share of Freehold**

We are pleased to offer to the market this CHAIN FREE, two bedroom top floor apartment. The property is deceptively spacious and is located within a popular and well maintained block convenient for Sidcup High Street, schools and Sidcup station.

The apartment briefly comprises: Well maintained and secure communal entrance, entrance door, private entrance hall, living room with patio doors to the balcony, spacious bathroom and kitchen and two double bedrooms. Externally there is a garage en-bloc, parking and well maintained communal gardens.

Internal viewing comes highly recommended on this chain free apartment that in our opinion would make a fantastic first time buy or "buy to let" investment opportunity.

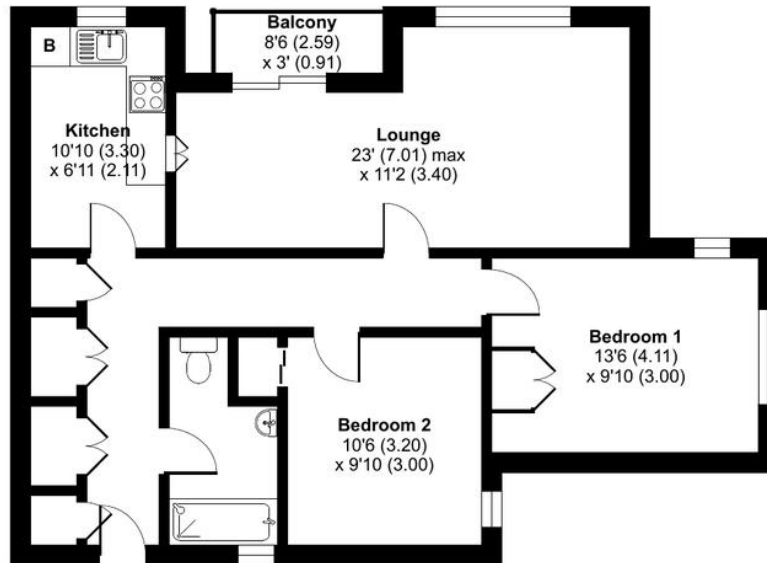


**Local Authority** Bexley London Borough  
Council  
**Council Tax Band** C  
**EPC Rating** D

**Being sold with Share of Freehold**  
**Lease** 945 years remaining  
**Service Charge** £1,477 per annum  
**Ground Rent** £20 per annum

### Carlton Green, Carlton Road, Sidcup, DA14

Approximate Area = 782 sq ft / 72.6 sq m  
For identification only - Not to scale



SECOND FLOOR



**Drewery Property Consultants**  
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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.