



**Larkspur Lodge**  
**Lansdown Road**  
Sidcup  
DA14 4EG  
**Leasehold**

We are delighted to offer for sale this well presented, two bedroom, second floor (top) purpose built flat with balcony, situated in a desirable residential location and providing easy access to amenities, including Sidcup station, cafes, restaurants and local shops.

The property comprises: Entrance hall, lounge with sliding patio doors to balcony, kitchen, two bedrooms, shower room/wc. Externally there are well maintained communal grounds and an allocated parking space.

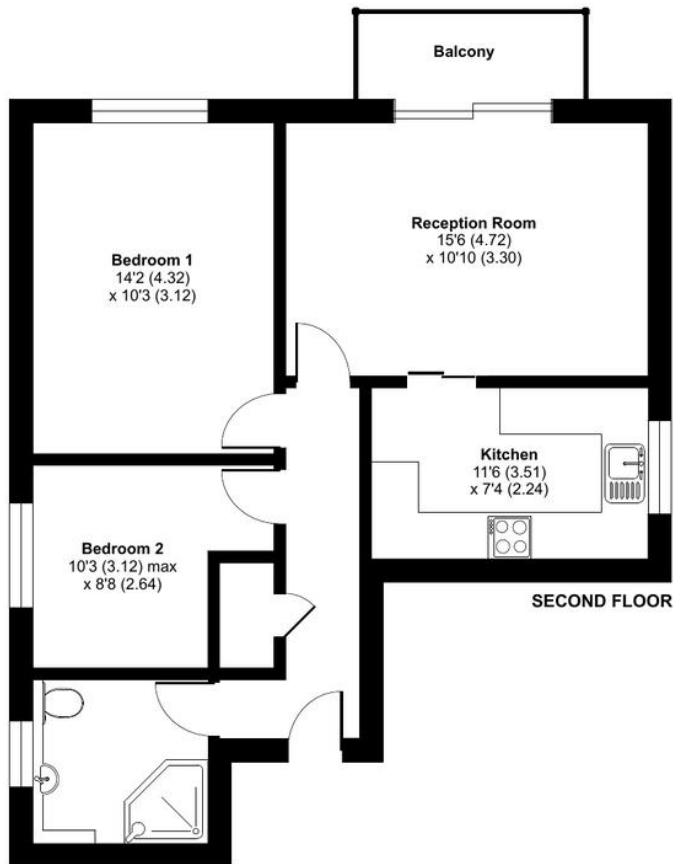
Internal viewing is highly recommended.

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

**Lease** 150 years remaining  
**Service Charge** £1,767 per annum  
**Ground Rent** none

## Lansdown Road, Sidcup, DA14

Approximate Area = 632 sq ft / 58.7 sq m  
For identification only - Not to scale



**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.