



**Kings Court**  
**Hatherley Road**  
Sidcup  
DA14 4AT  
**Leasehold**

This recently modernised one double bedroom first floor flat is offered chain free and benefits from communal garden to the rear and parking area. The property would make an ideal first purchase and is conveniently situated for both Sidcup station and Sidcup High Street with an array of shops, restaurants and coffee shops.

The property comprises: Entrance hall, lounge/diner, kitchen, bedroom and bathroom.

Early viewing is highly recommended.

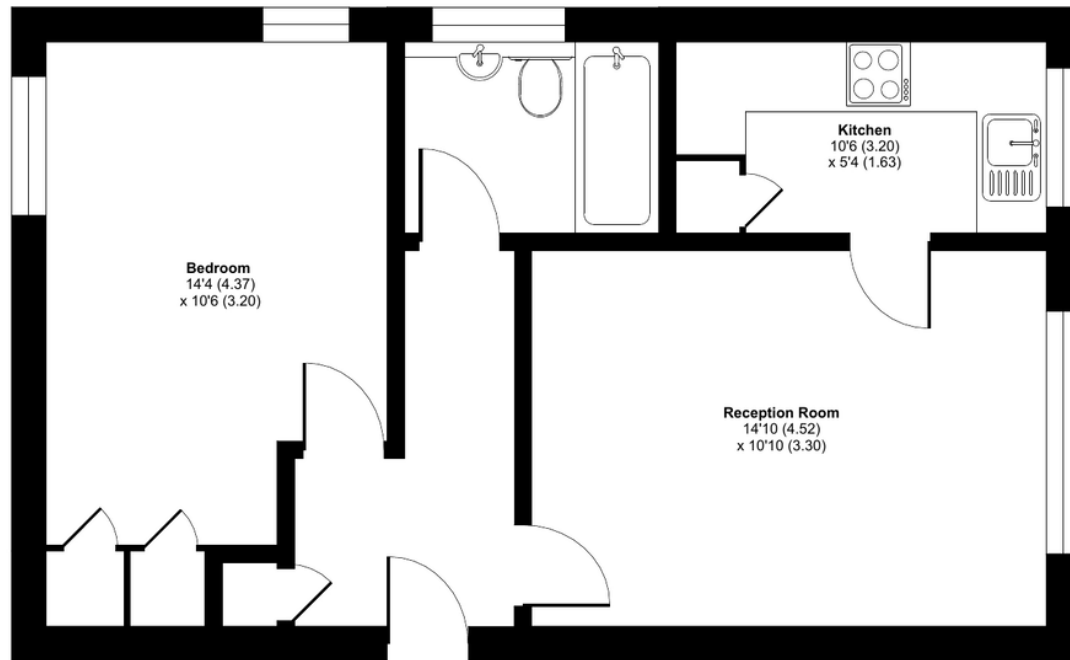


**Local Authority** Bexley London Borough  
Council  
**Council Tax Band** C  
**EPC Rating** E

**Lease** 91 years remaining  
**Service Charge** £1,549.89 per annum  
**Ground Rent** £250 per annum

## Hatherley Road, Sidcup, DA14

Approximate Area = 485 sq ft / 45 sq m  
For identification only - Not to scale



FIRST FLOOR



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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.