



**Heron House**  
**Lansdown Road**  
Sidcup  
DA14 4EG

**Leasehold**

Offered for sale is this well presented one bedroom top floor retirement apartment. The property sits close to the communal lift and briefly comprises of: a secure communal entrance, communal lift, private front door, entrance hall with storage, a lounge that flows nicely into the kitchen, double bedroom and bathroom.

This is a popular development with communal seating areas and grounds and located just a short walk from Sidcup's variety of shops, restaurants and transport links. "chain free "

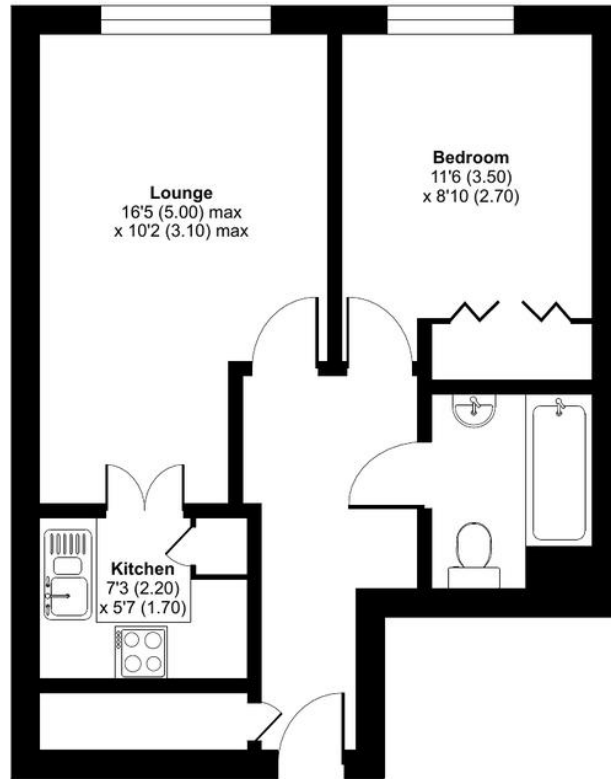
It is a condition of purchase that single residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

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

**Lease** 125 years from 1/2/1994 (so 94 years remaining)  
**Service Charge** £3,642 per annum  
**Ground Rent** £520 per annum

## Lansdown Road, Sidcup, DA14

Approximate Area = 443 sq ft / 41.1 sq m  
For identification only - Not to scale



SECOND FLOOR

**Drewery Property Consultants**  
128 Station Road  
Sidcup  
Kent  
DA15 7AF

**Contact**  
020 8269 6605  
info@drewery.co.uk  
www.drewery.co.uk

**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.