



# VILLAGE ESTATES

• EST.1993 •



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**TWO BATHROOMS**

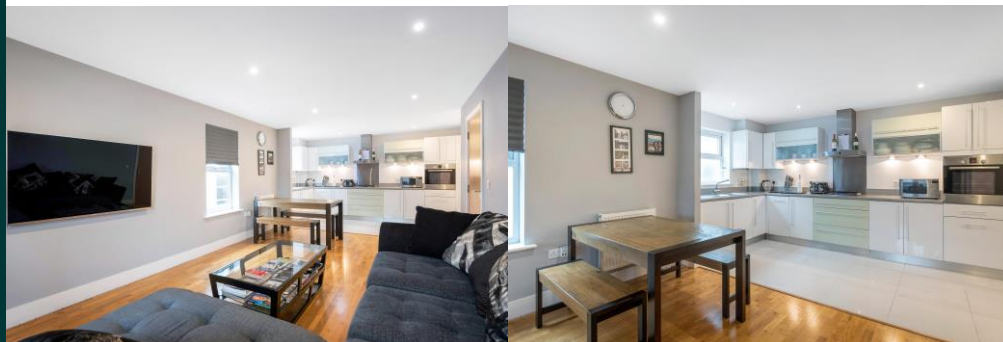
**BALCONY**

**ALLOCATED PARKING SPACE**

**CHAIN FREE**

**0.8 MILE - NEW ELTHAM  
MAINLINE ST**

**108 YEAR LEASE**



**Flat 6 The Grange**  
**293-295 Main Road**  
Sidcup, DA14 6QL

**£325,000**

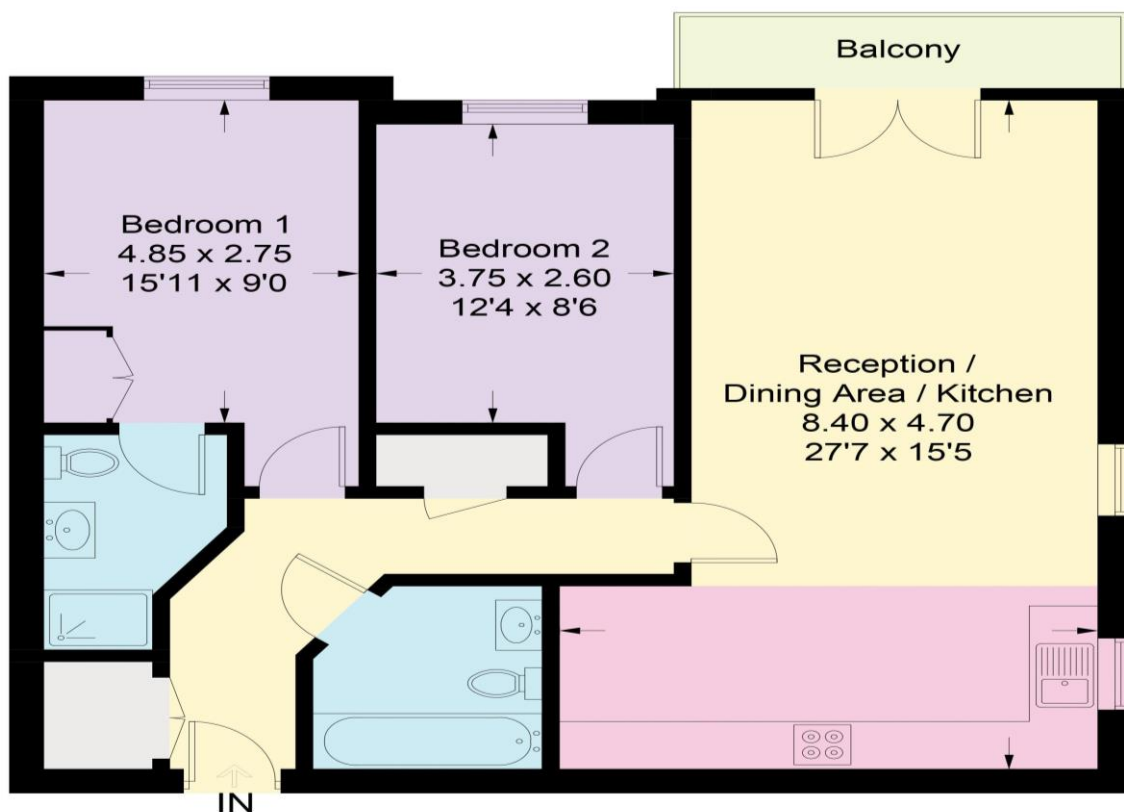
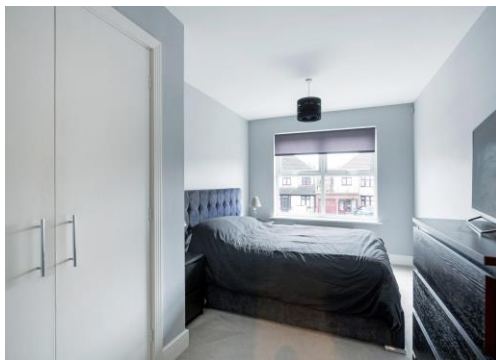
This property boasts a spacious 80 m2 floor plan with two comfortable double bedrooms, perfect for a small family or professionals sharing. The flat features a delightful balcony, which provides a relaxing space to enjoy the fresh air and view of the surrounding area. It also includes a convenient parking space, ensuring that you never have to worry about finding parking when you come home. This property is situated in a fantastic location, just a stone's throw away from New Eltham Station, providing quick and easy access to central London.

**EPC RATING: B**

**COUNCIL TAX BAND: D**

**TENURE: Leasehold**

**LEASE TERM: 125 Years from 25 March 2006**



**First Floor**

**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.