



VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



NO CHAIN

PRIVATE SOUTH FACING BALCONY

LIFT TO ALL FLOORS

THREE BEDROOMS

101 YEAR LEASE REMAINING

**CONVENIENT FOR LOCAL
AMENITIES**



**20 Lydden Court, Restons
Crescent
London, SE9 2LE**

£235,000

THREE BEDROOM fourth floor flat with PRIVATE SOUTH FACING BALCONY is located close to amenities and offered with NO CHAIN. Benefitting from a 101 year lease remaining, modern bathroom and a lift to all floors.

EPC RATING: D

COUNCIL TAX BAND: B

TENURE: Leasehold

LEASE TERM: 125 years from 25th May 2001



Approximate Gross Internal Area = 72 sq m / 777 sq ft



Fourth 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.