



## Lyminge Close

Sidcup

DA14 6RE

## Leasehold

A generously sized, larger-than-average two-bedroom ground floor maisonette with its own private entrance and direct access to a secluded rear garden. There is also a garage en bloc.

Offered to the market with no onward chain, the property also benefits from an exceptionally long lease of over 900 years, offering long-term security and peace of mind.

Ideally located, the home provides easy access to local shops, parks, well-regarded schools, and excellent transport connections.

The accommodation comprises a private entrance leading into a welcoming hallway, two spacious bedrooms, a bright and airy lounge with patio doors opening onto the rear garden, a fitted kitchen, and a family bathroom.



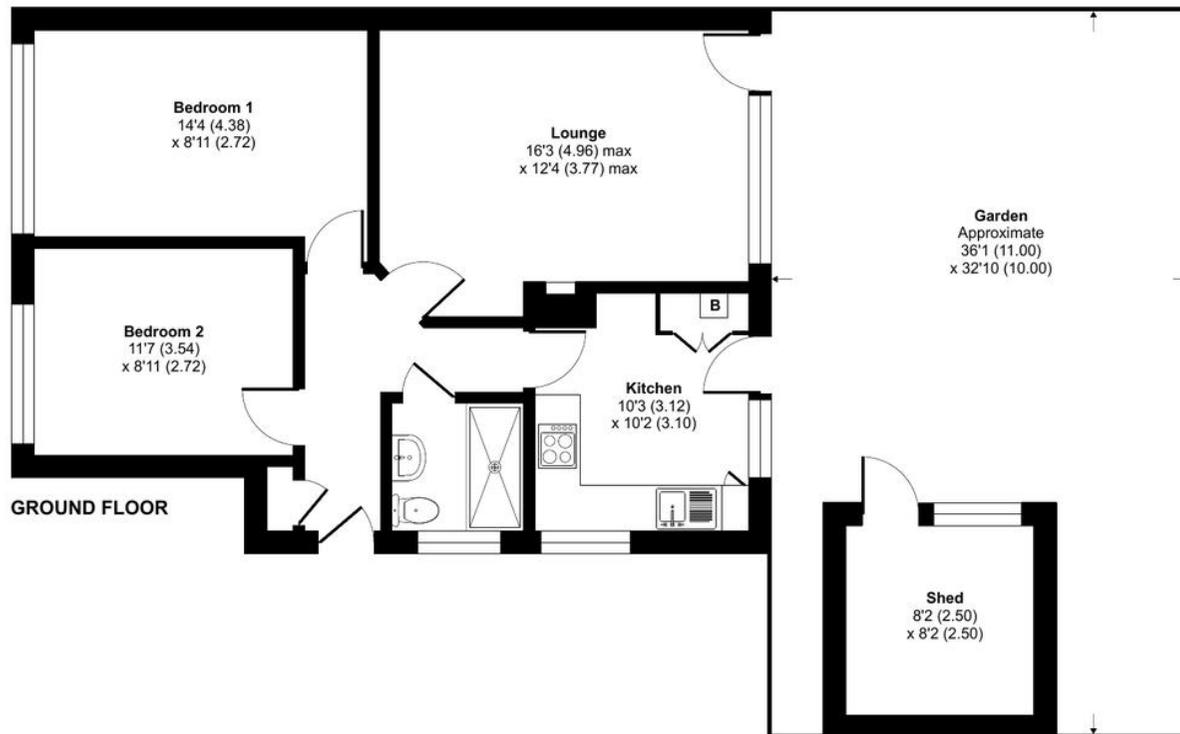
**Local Authority** Bexley London Borough  
Council  
**Council Tax Band C**  
**EPC Rating D**

**Lease** 900+ years remaining  
**Service Charge** £20 per annum  
**Ground Rent** £7.50 per annum

## Lyminge Close, Sidcup, DA14

Approximate Area = 640 sq ft / 59.4 sq m  
Outbuilding = 67 sq ft / 6.2 sq m  
Total = 707 sq ft / 65.6 sq m

For identification only - Not to scale



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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.