



# Craybrooke Road

Sidcup, DA14 4HL

A large modern 2 bedroom top floor apartment which features an amazing roof terrace offering views towards London's city centre. The apartment is in excellent condition, has 2 double bedrooms and benefits from having a communal lift, allocated gated parking and an overall modern feel throughout.

## Main Features

- Large modern two bedroom top floor apartment with wrap around roof terrace
- Allocated gated parking
- Communal grounds
- Lift to all floors
- Situated on the doorstep of Sidcup High Street and walking distance to Sidcup station
- Amazing views from the roof terrace towards London's city centre

## FULL DESCRIPTION

A large modern 2 bedroom top floor apartment which features its own wrap around roof terrace. This smart two double bedroom apartment sits on the doorstep of Sidcup High Street with its variety of shops such as Waitrose, some sought after restaurants and only a short walk from Sidcup train station. The development was built in 2012 and features gated allocated parking and a communal lift making it also ideal for those looking to downsize.

The apartment briefly comprises: Secure communal entrance with lift, private entrance door, entrance hall with storage, large open plan living room which flows into the modern kitchen and also offers direct access onto the properties private wrap around roof terrace. The roof terrace is much larger than average and offers some stunning views towards London's city centre. There are two double bedrooms, with the master bedroom offering views towards the local meadows and a neutral bathroom suite. Externally there is gated allocated parking

and communal grounds.

This is a very unique apartment and internal viewing comes highly recommended

## Communal entrance

### Private entrance hall

10' 1" x 9' 7" (3.07m x 2.92m)

### Living room

18' 6" x 17' 6" (5.64m x 5.33m)

### Kitchen

12' 1" x 6' 8" (3.68m x 2.03m)

### Bedroom one

18' 1" x 9' 6" (5.51m x 2.9m)

### Bedroom two

14' 6" x 10' 7" (4.42m x 3.23m)

### Bathroom

7' 7" x 6' 5" (2.31m x 1.96m)

### Outside

Wraparound roof terrace on two sides. Communal grounds. Gated allocated parking

## ADDITIONAL INFORMATION:

The following information has been supplied by the vendor and should be verified by the purchaser and/or solicitor prior to exchange of contracts.

Lease: 119 years remaining

Service Charge £1610.76 per annum

Council Tax: Band C - £1,411.60 per annum

Local authority: Bexley London Borough Council

EER Rating: 84 EIR Rating: 87

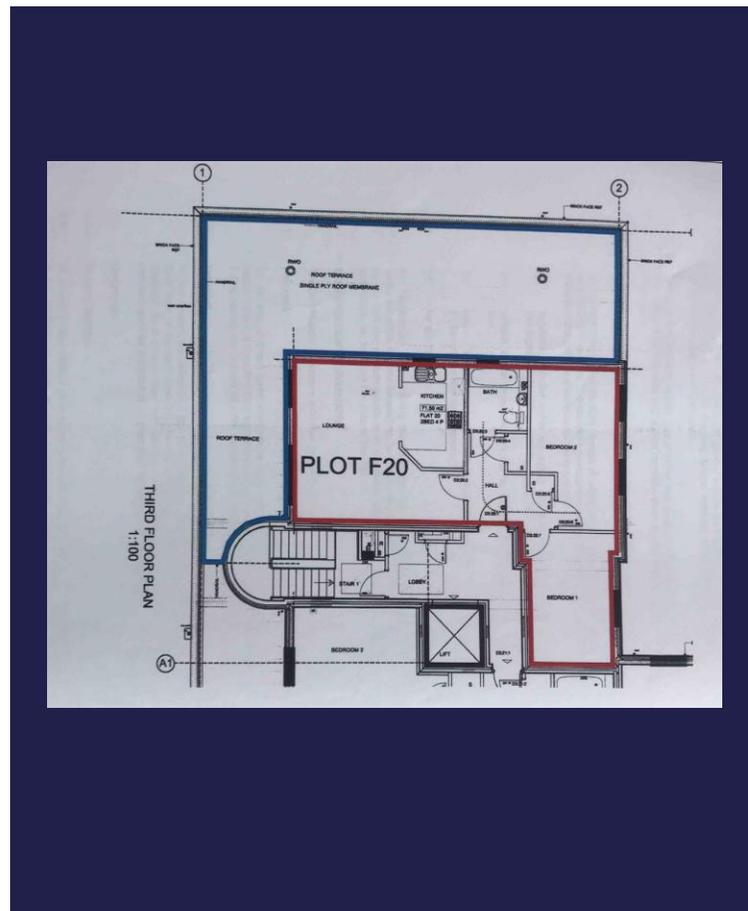
## Directions

From our Sidcup office turn left and under the railway bridge. Proceed straight across the traffic lights and continue all the way to the crossroads. Turn left into Sidcup High Street and the third turning on the left into St Johns Road and then first right into Craybrooke Road which then bears round to the right and the property is in the last block on the left hand side.

Closest Stations: Sidcup (0.61 mi) Albany Park (1.03 mi) New Eltham (1.77 mi)

Closest Schools: Merton Court School (0.27 mi) Birkbeck Primary School (0.43 mi) Cleeve Park School (0.56 mi)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. D612



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