



## STATION ROAD

SIDCUP

£1,095

# Station Road

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Anthony Martin Estate Agents are delighted to market this property which is ideal for commuters, being just 0.2 mile from Sidcup Train Station. A great selection of nearby shops, restaurants, bus routes, parkland, primary + secondary schools including grammar schools! This Duplex Apartment is located in the heart of Sidcup, situated on the first floor conveniently above a terrace of shops.

The accommodation is light and airy, and comprises an Entrance Hall, Kitchen, Lounge spanning the width of the property, Landing, large Master Bedroom, another Double Bedroom, and a Family Bathroom comprising a 3 piece suite.

Viewings Highly Recommended! Call Anthony Martin Estate Agents Today!

## SUMMARY OF ACCOMMODATION

### Entrance Hall

### Kitchen

11'10 x 7'11 (3.61m x 2.41m)

### Lounge / Diner

15'5 x 11'6 (4.70m x 3.51m)

### Landing

### Bedroom 1

11'10 x 7'10 (3.61m x 2.39m)

### Bedroom 2

15'5 x 11'6 (4.70m x 3.51m)

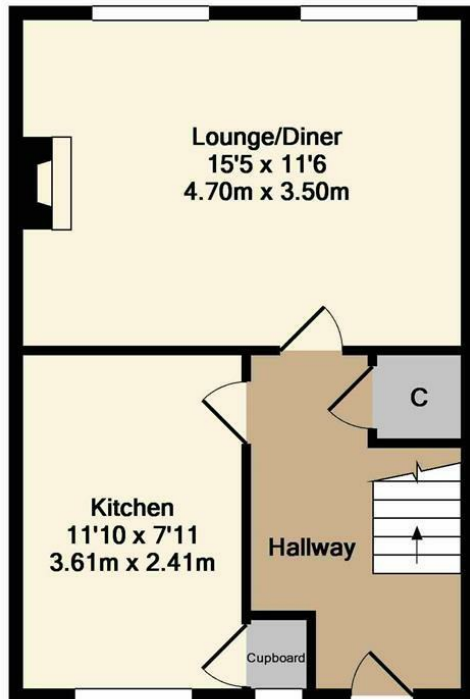
### Bathroom

7'2 x 5'7 (2.18m x 1.70m)

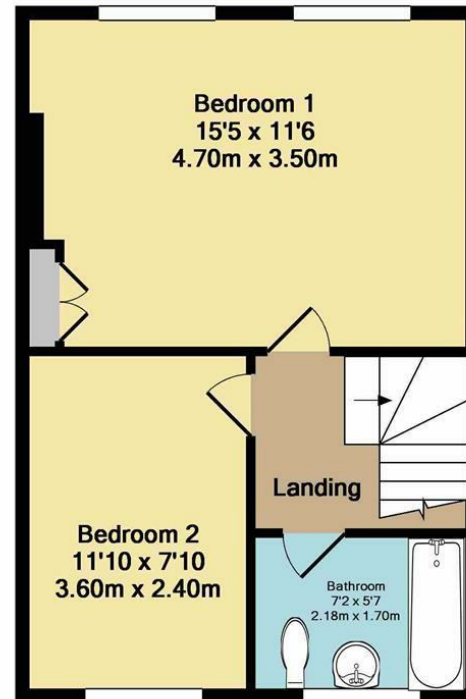
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APPROX. GROSS INTERNAL FLOOR AREA 722.00 sq ft



Ground Floor  
Approx. Floor  
Area 364 Sq.Ft.  
(33.8 Sq.M.)

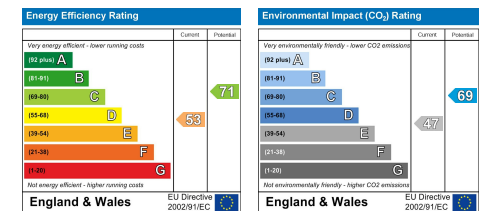


1st Floor  
Approx. Floor  
Area 359 Sq.Ft.  
(33.3 Sq.M.)

Total Approx. Floor Area 722 Sq.Ft. (67.1 Sq.M.)

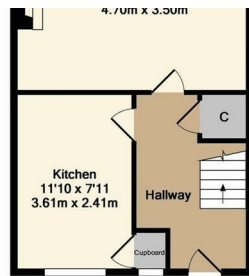
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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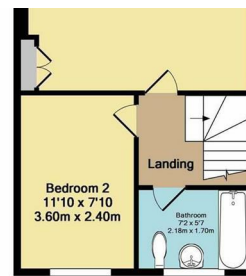


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Ground Floor



1st Floor

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