

Top Floor  
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



HERON CRESCENT  
SIDCUP DA14 6RT  
£1,500 Per month



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Nestled in the charming area of Heron Crescent, Sidcup, this delightful two-bedroom flat offers a perfect blend of comfort and modern living. This property, has been thoughtfully redecorated to create a welcoming atmosphere that is both clean and tidy, making it ready for you to move in straight away.

The heart of the home is undoubtedly the newly installed kitchen, which boasts contemporary fittings and ample space for culinary creativity. The two well-proportioned bedrooms provide a peaceful retreat, ideal for relaxation after a long day.

One of the standout features of this property is the private garden, a wonderful space for outdoor enjoyment, whether it be for gardening, entertaining, or simply soaking up the sun. Additionally, the garden storage unit offers practical solutions for keeping your outdoor space organised and clutter-free.

This flat is not just a place to live; it is a home that invites you to create lasting memories. With its convenient location in Sidcup, you will find yourself well-connected to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

Do not miss the opportunity to make this charming property your own. It truly is a gem in the heart of Sidcup.

Council Tax Band C  
EPC C

2 BEDROOMS • 0 RECEPTION ROOMS • 1 BATHROOMS

## HERON CRESCENT

SIDCUP DA14 6RT

- TWO BEDROOMS
- GARDEN
- EPC C
- COUNCIL TAX BAND C
- NEW KITCHEN

