



2 bed apartment to buy in DA15

Rowanwood Avenue, Sidcup, DA15 8WN

£315,000 Starting Bid

 x 2  x 2  x 8

Tenure

Leasehold

Property features

- ✓ Two Bedroom Split Level Flat
- ✓ The Hollies Development
- ✓ Gas Central Heating
- ✓ Two Bathrooms
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

• *****AUCTION PROPERTY***** Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £315,000.00*****

Located within the sought-after Hollies Development, this impressive two-bedroom duplex apartment presents an exceptional opportunity for modern living. The property features a spacious 25'8 reception room, providing ample space for both relaxation and entertaining, while the striking mezzanine floor adds a stylish and versatile dimension to the layout. With a grand master bedroom and smaller second bedroom, the apartment benefits from two contemporary bathrooms (one of which is en-suite), ensuring comfort and privacy for residents and guests alike.

Included within the compulsory service charge is membership to the Hollies Countryside Club with swimming pool, gymnasium, tennis, sauna and changing rooms, making this property ideal for those seeking a convenient and active lifestyle. Situated close to excellent transport links, the apartment offers easy access to local amenities, shops, and dining options, ensuring that everything you need is within easy reach. This superb home is perfect for professionals, couples, or small families looking for a blend of style, convenience, and comfort in a well-maintained development. Early to appreciate the unique features and generous proportions this apartment has to offer.

To check broadband and mobile phone coverage please visit the Ofcom on the following website [Ofcom. org. uk/phones-telecoms-and-internet/advice-for-consumers/advice/Ofcom-checker](https://www.ofcom.gov.uk/phones-telecoms-and-internet/advice-for-consumers/advice/Ofcom-checker)

- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being

These prices are subject to change.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

EPC Rating: E

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 89

Annual Service Charge Amount: £4,000.00

Price: Starting Bid £315,000

Property Type: Apartment

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

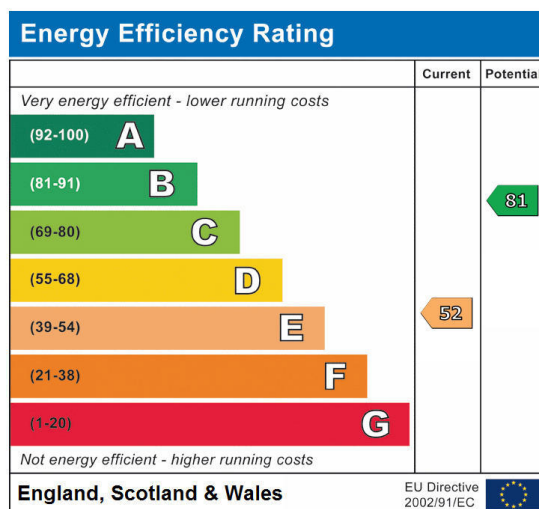
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Rowanwood Avenue, Sidcup, DA15 8WN

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,
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