



New Eltham SE9  
£1,425 Per calendar month

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**Description:**

Three bedroom house within walking distance of New Eltham Station and easy access to A20. Large through lounge leading to the conservatory. Modern kitchen with appliances. 2 double bedrooms with wardrobes and 1 single bedroom. Separate toilet, modern bathroom with hand shower. Large attractive garden, DG, GCH, Unfurnished. Available mid March. EPC Rating D. Council Tax Band E.



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**Directions:** Approaching from Green Lane turn into Montbelle Road and take the first on the left into Felhampton Road and the property can be found half way down the road on the right.

**Tenure:**

**Council Tax Band:** E

**Local Authority:** Greenwich

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**Room Dimensions:**

Lounge/Diner	26'05 x 12'07
Kitchen	7'10 x 8'04
Bathroom	5' x 6'09
Bed 1	16'06 x 10'03
Bed 2	9'07 x 12'10
Bed 3	7'05 x 8'07
Conservatory	17'01 x 8'02



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	61
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please contact the branch for a complete copy of the EPC document





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1023 SQ.FT. (95.0 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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**IMPORTANT NOTICE**

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jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

**jdm Lettings**

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