



Eltham SE9  
£4,000 Per calendar month

**jdm**  
LETTINGS

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**Description:**

Rare opportunity to rent this substantial 5 bedroom family home. Located just a short distance from Eltham High Street and station the property briefly comprises of two large reception rooms, modern kitchen leading to conservatory and sizable patio/garden. The upstairs has 5 double bedrooms - the master with en-suite and modern family bathroom. Further benefits include gated off street parking, gas central heating and double glazing. Offered un/part furnished and available end August/early September. Council tax Band G. EPC rating F.



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**Directions:** From Eltham Station turn left into Well Hall Road, left into Eltham High Street, and left again at the far end of the High Street into Westmount Road where the property will be found on the left.**Tenure:****Council Tax Band:** G**Local Authority:** London Borough of Greenwich

**Room Dimensions:**



Please refer to [www.jdmeestateagents.com](http://www.jdmeestateagents.com) to see our full Area Guides.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A			(92-100)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D		63	(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F	25		(21-38)	F		
(1-20)	G			(1-20)	G	1	1
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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



IMPORTANT NOTICE

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

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

36 Station Square, Petts Wood, Kent BR5 1NA

📞 01689 838 040 📧 [lettingspettswood@jdmonline.com](mailto:lettingspettswood@jdmonline.com)



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