

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Gerda Road

SE9 3SW





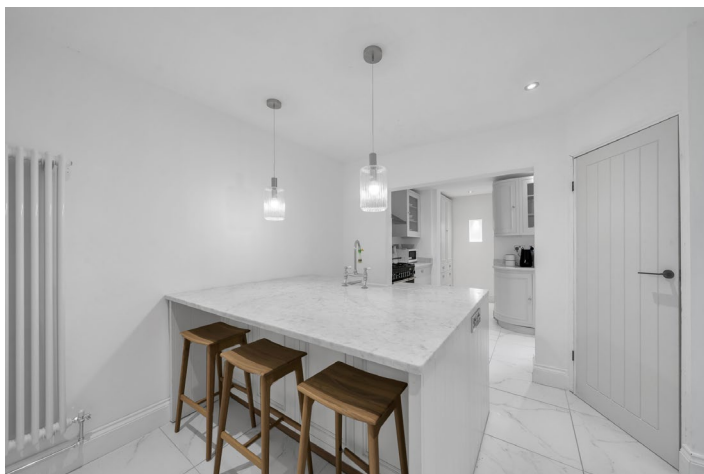
**Cockburn are delighted to present to the rental market this wonderful three bedroom period property, situated in the heart of New Eltham, SE9.**

*Available immediately, boasting ample space throughout and finished to a superb standard, the property comprises bright and airy reception room, dining room with direct access to the garden, generously sized kitchen and a w/c to the ground floor.*

*Leading upstairs, you will find three well proportioned bedrooms, the master with built in wardrobe space, and a modern family bathroom. The gorgeous garden to the rear is landscaped and is the perfect space for outdoor activities, enjoying al fresco dinners or entertaining guests on warm summer evenings.*

*Off Street parking to the front completes the property, as well as permit on street parking for residents.*

*In terms of location, Gerda Road could not be more perfectly situated! Within a stones throw of New Eltham village, with direct trains into the city and beyond, the property would be ideal for those needing to commute. Local shops, amenities and leisure facilities are all on your doorstep, as well as highly regarded schools and nurseries. Offered unfurnished, this property really does need to be seen to be appreciated - **EMAIL NOW TO ARRANGE YOUR VIEWING!***



## Key Features:

- ❑ Stunning Period Property
- ❑ Refurbished To High Standard Throughout
- ❑ Three Well Proportioned Bedrooms
- ❑ Walking Distance To New Eltham Mainline Station
- ❑ Within Easy Reach Of New Eltham Village Amenities, Shops & Green Spaces
- ❑ Well Maintained Rear Garden
- ❑ Off Street Parking
- ❑ Unfurnished
- ❑ Catchment Area For Superb Local Schools
- ❑ EPC Rating E - Potential C
- ❑ Council Tax Band D - Royal Borough Of Greenwich







## Gerda Road SE9

Approximate Gross Internal Area = 1180 sq ft / 109.6 sq m



**EPC:** C

**COUNCIL TAX BAND:** D

**LEASE TERM:** Long Term

For more information on this property or to arrange a viewing please call the office on

0208 859 8590

Alternatively, you can scan below to view all of the details of the property online.



352 Footscray Road  
New Eltham  
London  
SE9 2EB