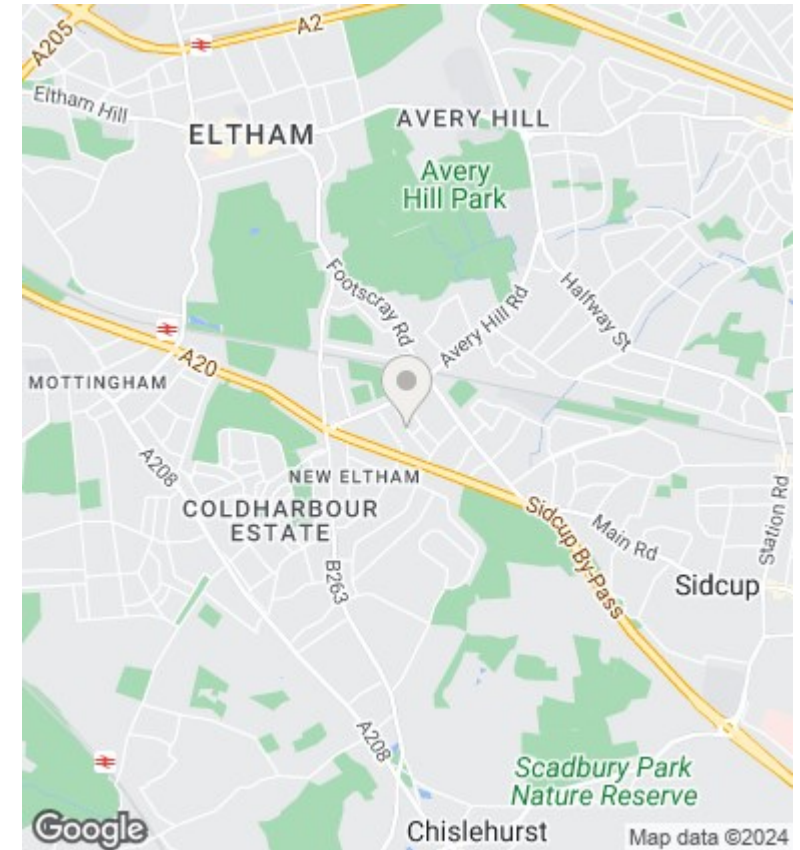
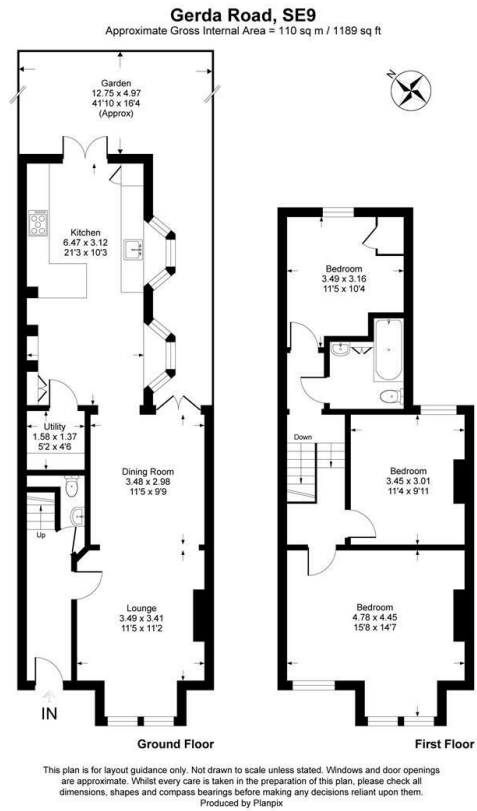




## 3 Gerda Road, New Eltham, SE9 3SW

£600,000

- Superb 3 Double Bedroom Edwardian House
- Large Master Bedroom
- Feature Fire Place
- Close To Station And Village
- Through Lounge
- Family Bathroom
- Off Street Parking
- Kitchen/Breakfast Room
- High Ceilings
- Freehold



## Directions

## Viewings

Viewings by arrangement only. Call 0208 859 1100 to make an appointment.

## Council Tax Band

D

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	