



£695,000

Holland Gardens, New Eltham, SE9 2AY

Chattertons
EST 1893

This is our very first listing with an EPC rating of A, meaning the house is extremely energy efficient. This property forms part of a classy modern development with a lovely peaceful environment and yet only 10 minutes from New Eltham mainline station and moments from the large open space of Avery Hill Park. This house was newly built 7 years ago and is presented in show home condition the quality of the finish is excellent. The accommodation includes a large lounge, modern kitchen breakfast room with integrated appliances, 3 good size bedrooms, 2 bathrooms both with a high end finish and both with windows and a ground floor cloakroom. The property has double glazing, solar panels and excellent insulation. The owners have landscaped garden and features artificial grass and modern patio with side access and the property also benefits from 2 allocated parking spaces. The development is prestigious and highly sought after and this property is perfect for a professional family.



Prestigious development
Show home condition
High end finish
3 good size bedrooms and 2 bathrooms
Fibre to the home (FTTH) broadband connection
Remainder of NHBC guarantee

Entrance hall
Laminate flooring, radiator, cupboard

Lounge 18' 8" x 17' 5" (5.69m x 5.30m)
Double glazed french doors to the garden, dual aspect double glazed windows, laminate flooring, 2 radiators, large cupboard

Kitchen breakfast room 15' 1" x 10' 2" (4.59m x 3.10m)
Double glazed bay window with shutters, wall and base units with laminate work surface, stainless steel single drainer sink unit with 1.5 bowl and mixer taps, integrated fridge freezer, integrated oven and gas hob with extractor hood and stainless steel splashback, integrated dish washer, integrated washing machine, hidden led mood lighting, spotlights, laminate flooring

Ground floor cloakroom
Low level wc, pedestal wash hand basin with mixer taps, radiator, laminate flooring

Stairs to the first floor
Access to the loft, large storage cupboard

Ground floor cloakroom
EPC rating A
Landscaped garden
2 allocated parking spaces
10 minutes to New Eltham mainline station
Water softener

Bedroom 1 10' 10" x 9' 10" (3.30m x 2.99m)
Double glazed window with shutters, radiator, built in wardrobes, carpet

En suite 7' 3" x 5' 6" (2.21m x 1.68m)
Opaque double glazed window, large shower, pedestal wash hand basin with mixer taps, low level wc, chrome heated towel rail, laminate flooring, extractor fan

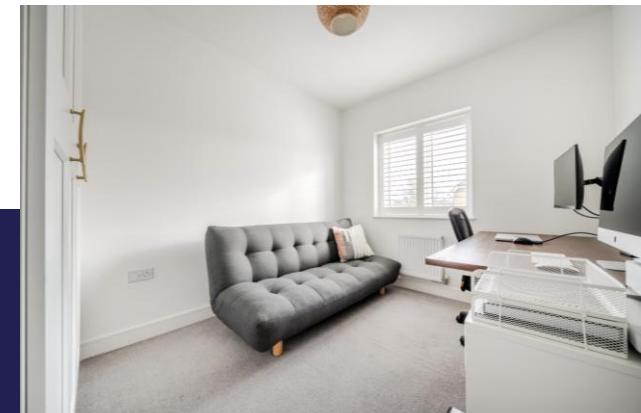
Bedroom 2 16' 1" x 8' 8" (4.90m x 2.64m)
Double glazed window with shutters, radiator, built in wardrobes, carpet

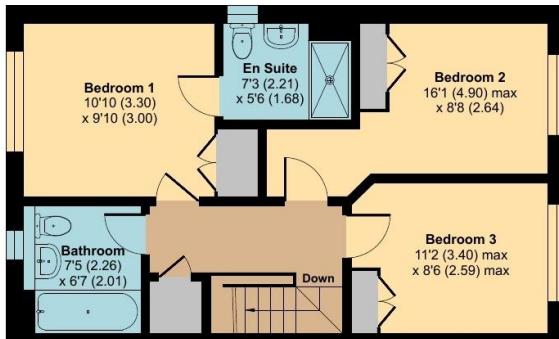
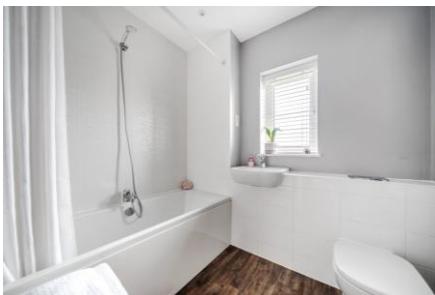
Bedroom 3 11' 2" x 8' 6" (3.40m x 2.59m)
Double glazed window with shutters, radiator, carpet

Bathroom 7' 5" x 6' 7" (2.26m x 2.01m)
Frosted double glazed window, panelled bath with mixer taps and shower attachment, wash hand basin with mixer taps, low level wc, chrome heated towel rail, extractor fan, laminate flooring

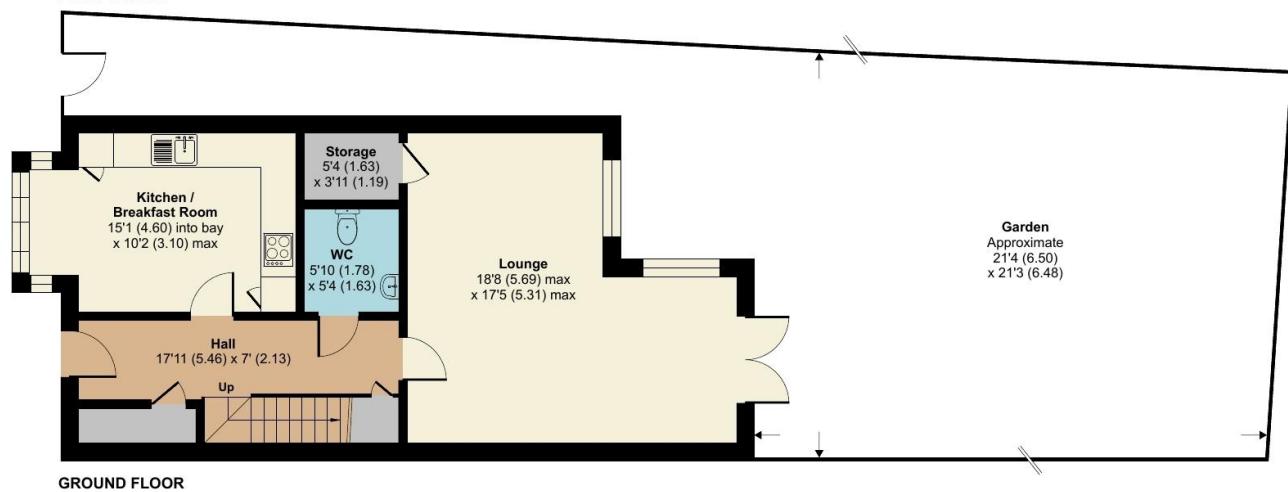
Rear garden 21' 4" x 21' 3" (6.50m x 6.47m)
Artificial grass, high quality patio, side access, timber built shed

Off road parking
2 parking spaces





FIRST FLOOR



Holland Gardens, London, SE9

Approximate Area = 1145 sq ft / 106.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026.
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All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

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