



£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

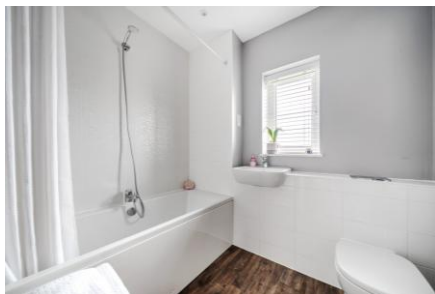
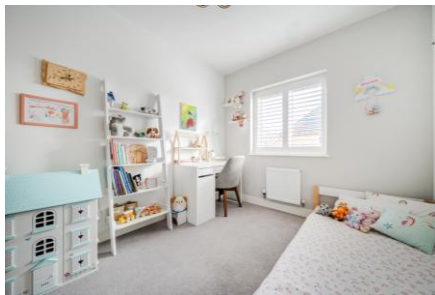
**Rear garden 21' 4" x 21' 3" (6.50m x 6.47m)**

Artificial grass, high quality patio, side access, timber built shed

**Off road parking**

2 parking spaces

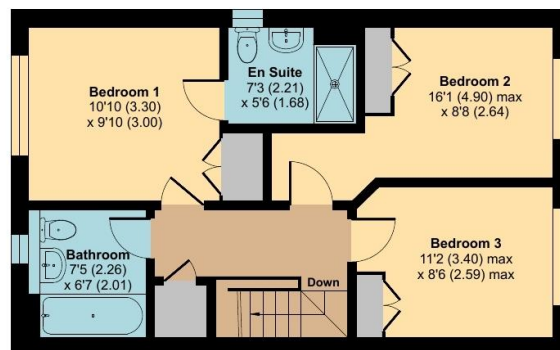




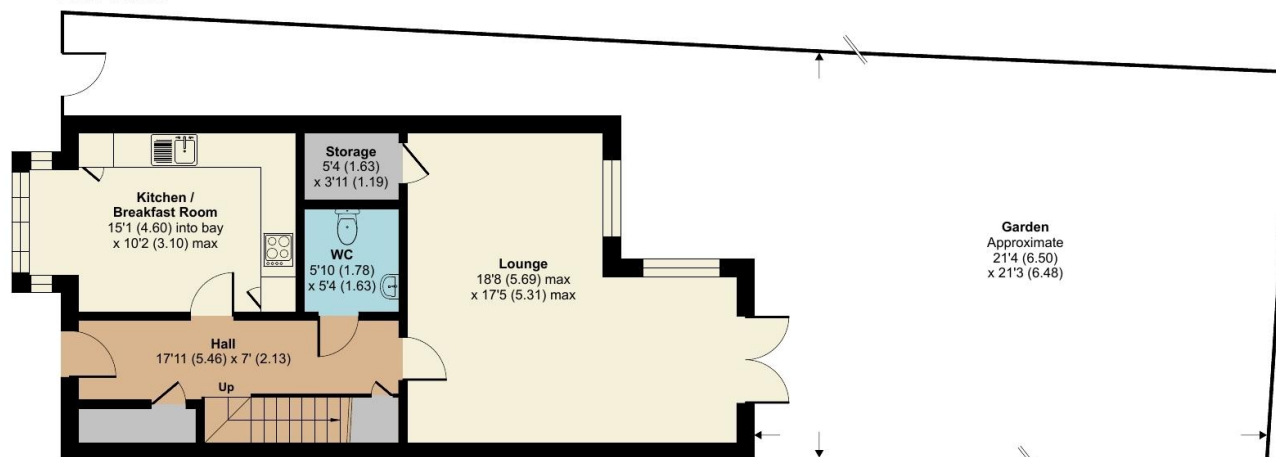
# Holland Gardens, London, SE9

Approximate Area = 1145 sq ft / 106.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Chattertons Estate Agents Ltd. REF: 1403225

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