



Gerda Road, New Eltham, SE9 3SW  
Guide Price £280,000 Leasehold

The Homes Group are proud to present this beautifully presented conversion flat that offers a delightful blend of period charm and modern living. The property features a spacious reception room with fitted shutters, a well-appointed bedroom, and a stylish bathroom, making it an ideal choice for individuals or couples seeking a comfortable home.

Built around 1910, this flat retains many of its original features, providing a unique character that is often sought after in period properties. The conversion has been thoughtfully executed, ensuring that the essence of the building is preserved while incorporating contemporary finishes that cater to today's lifestyle.

One of the standout features of this property is its convenient location. Just a short walk from New Eltham station (Zone 4), residents will benefit from excellent transport links, making commuting to central London and beyond a breeze. The surrounding area boasts a variety of local amenities, including shops, cafes, and parks, ensuring that everything you need is within easy reach.

Tenure: Leasehold Lease Term: 125 years from 29th Jan 2015. Ground Rent: £150pa. Buildings Insurance: £259.33pa. No service charge or management company. Maintenance costs split between two flats within the building.

### **Communal Entrance Hall**

#### **Entrance**

#### **Split Level Landing**

#### **Kitchen/Diner**

11'6 x 10'5 (3.51m x 3.18m)

#### **Bathroom**

7'5 x 4'10 (2.26m x 1.47m)

#### **Bedroom**

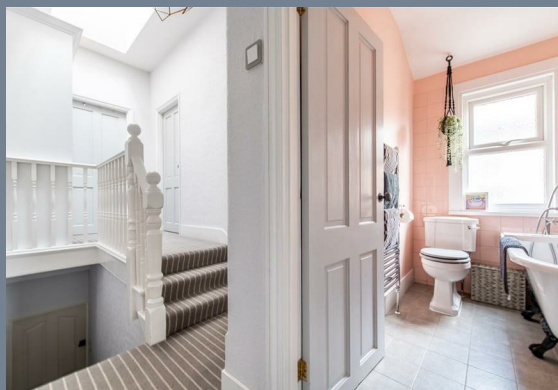
11'5 x 9'10 (3.48m x 3.00m)

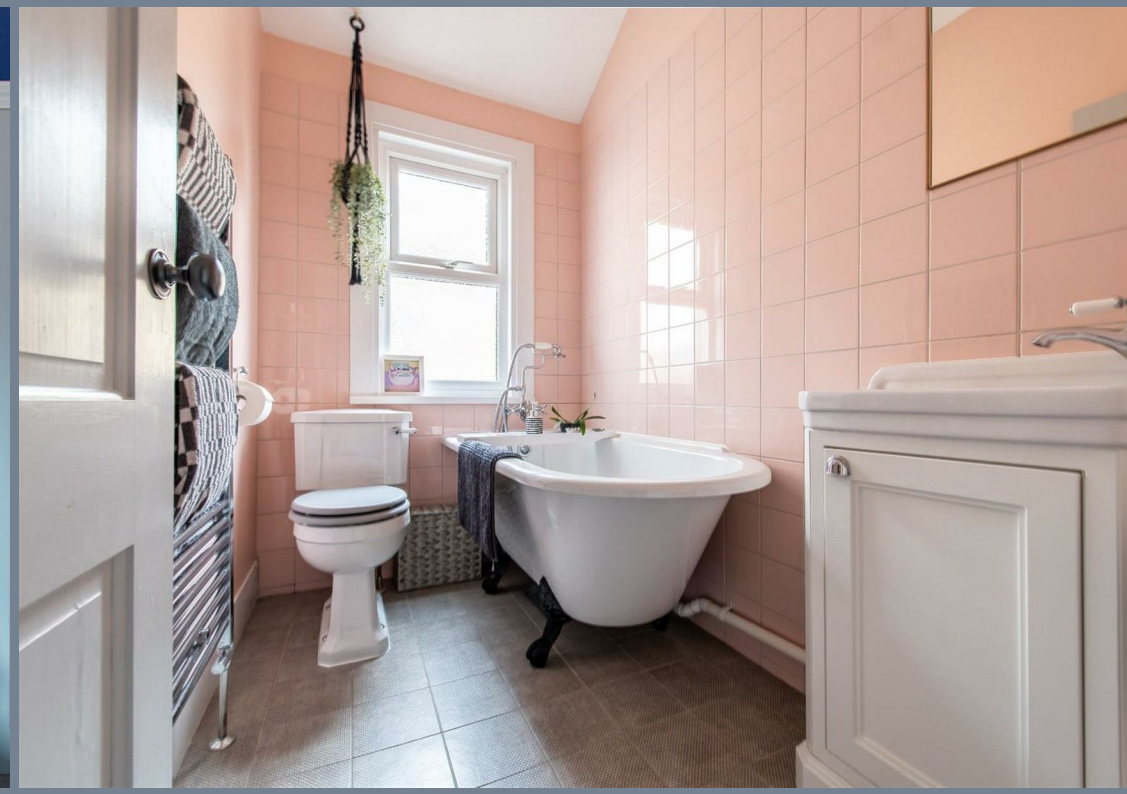
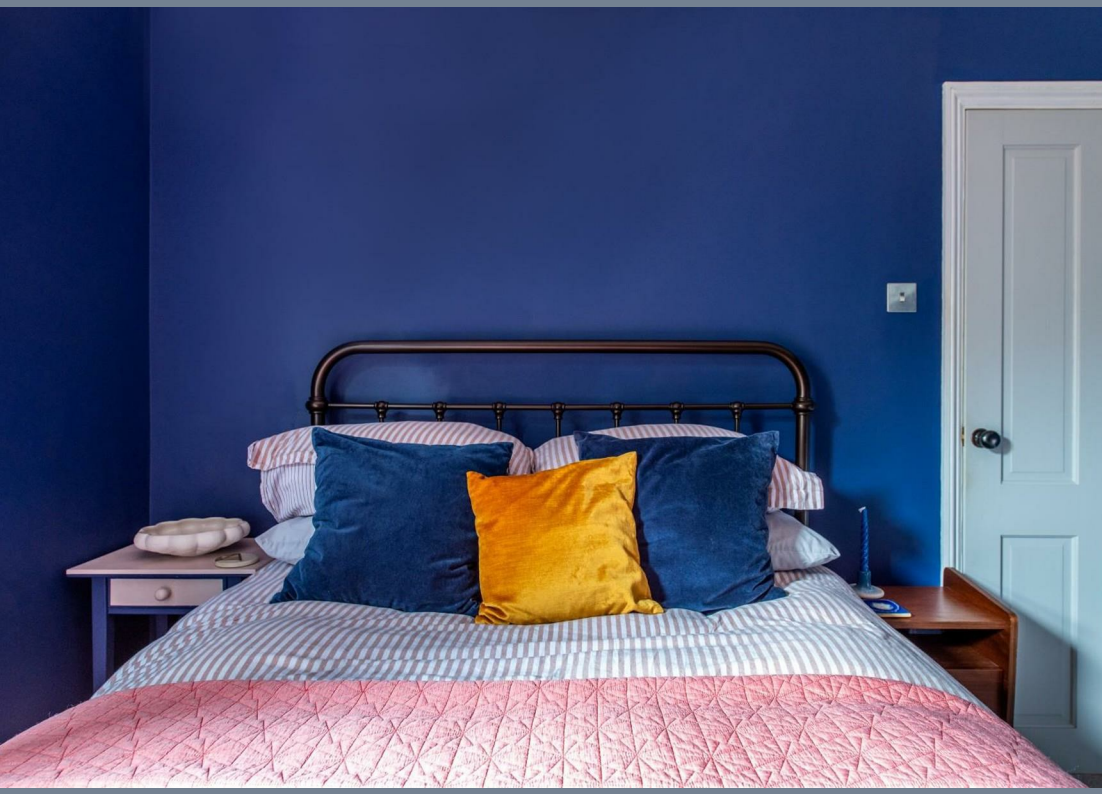
#### **Living Room**

15'8 x 11'8 - 14'6 into bay (4.78m x 3.56m - 4.42m into bay)

#### **Tenure: Leasehold**

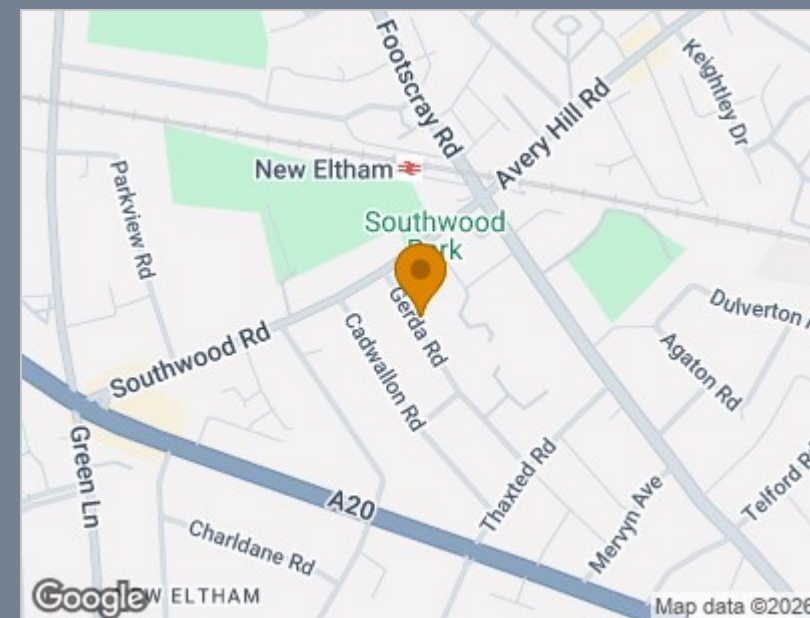
#### **Council Tax: Band C**







Total area: approx. 57.8 sq. metres (622.1 sq. feet)



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 69                         | 78        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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