



40 Lannoy Road, New Eltham, London, SE9 2BN

£465,000

- Two Double Bedrooms
- Kitchen
- Close to Village
- Through Lounge
- Close to Station
- EPC Rating D

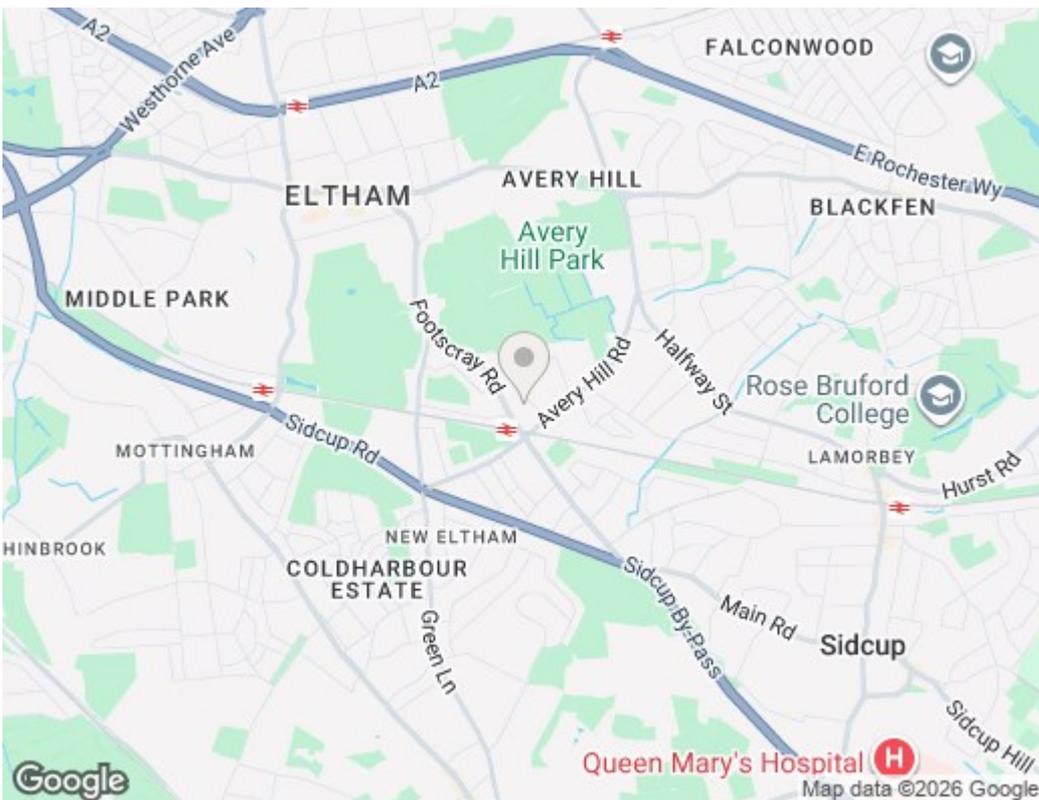
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Irwin Scott are pleased to offer onto the market this two bedroom period cottage situated in the heart of New Eltham Village. The property currently offers a through reception room and modern kitchen and a delightful rear garden to the ground floor and two double bedrooms and a modern bathroom to the first floor. Contact us to arrange an internal inspection.



Council Tax Band: D





Viewings

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

EPC Rating:

D

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |