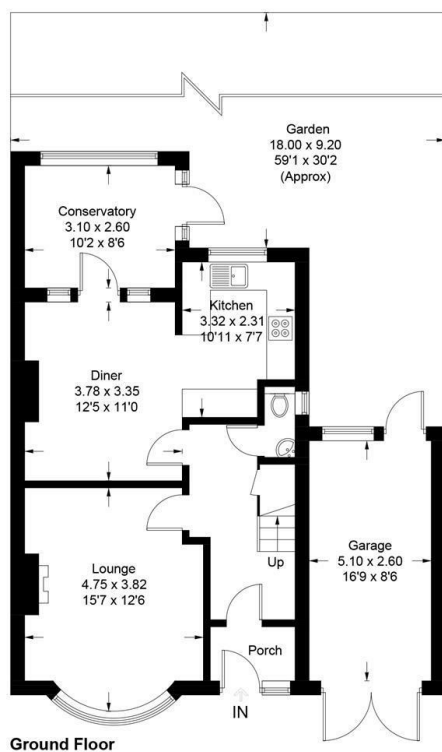




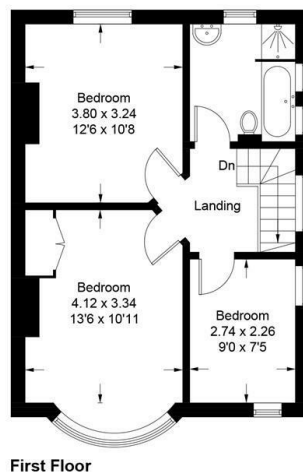
## 15 Ivor Grove, New Eltham, London, SE9 2AJ

£625,000

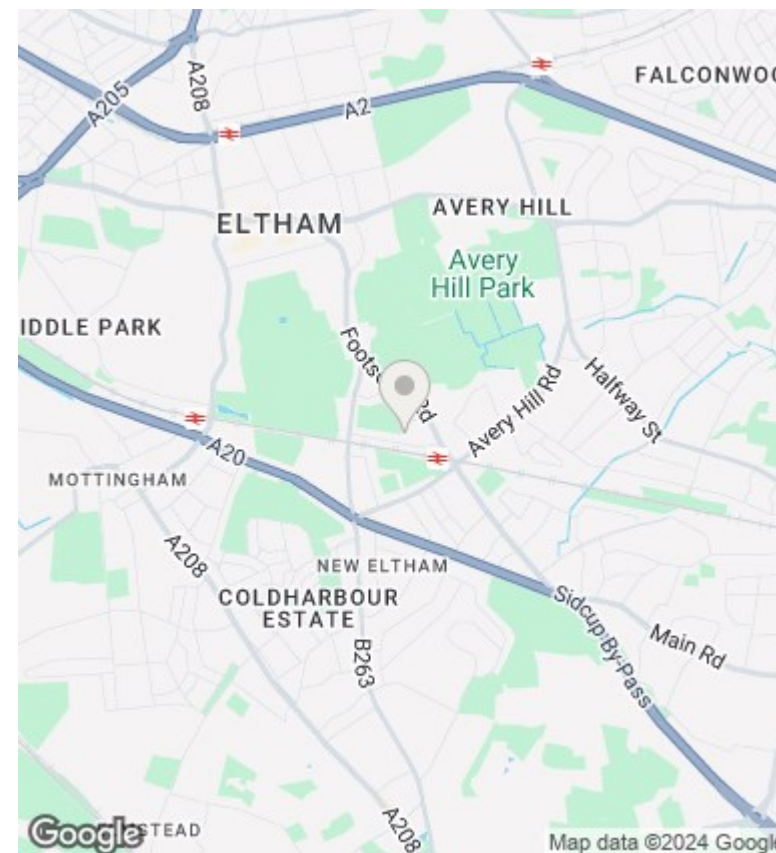
- Three Good Size Bedrooms
- Gas fired Central Heating
- Ample Parking
- Ideal For The Commuter
- Open Plan Kitchen Diner
- Attached Garage
- Well Presented
- Double Glazed
- Garden Room
- Popular Road



**Ivor Grove, SE9**  
 Approximate Gross Internal Area  
 106.7 sq m / 1148 sq ft  
 Garage = 13.7 sq m / 147 sq ft  
 Total = 120.4 sq m / 1295 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 Produced by Planpix on behalf of Irwin Scott (ID677484)



## Directions

## Viewings

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

## Council Tax Band

E

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC