

34 Kings Orchard, London, SE9 5TJ

****Short or Long term****

We are pleased to present this 4 bedroom property, tucked away on a leafy road in the Eltham Palace Conservation Area.

This spacious, well-designed family home offers the best of town and country. Surrounded on three sides by magnificent well-tended gardens (approx. 0.5 acre), backing onto Crown Estate fields and with direct views of neighbouring Eltham Palace this property offers a remarkable opportunity for seclusion within easy commuting distance of Central London.

In close proximity to the high street, with a whole host of supermarkets, salons, restaurants and cafes; to the Bob Hope Theatre and the cinema; to the three overground stations - Eltham, Mottingham and New Eltham, with frequent and direct connections to London Bridge and Cannon Street, Victoria, all in around 20mins; to the O2, with all its arenas, cinema, shopping and restaurants; to Greenwich village, a world class tourist attraction; to Eltham Palace, one of EnglishHeritage's prime properties, literally a minute's walk from the back door; to multiple outstanding schools, both state and independent. The house is also just 15minutes to Blue Water mall and around an hour to Dover. Even the Cross rail is under 15 minutes' drive, from Woolwich station.

Dual aspect windows to the principal rooms combine with a conservatory and master bedroom balcony to create a bright, flexible living space.

A stunning kitchen with Rangemaster & Smeg appliances, Marmoleum flooring and breathtaking granite counters, original parquet in the living and dining rooms and front hall, a period feature fireplace with

£4,500 PCM

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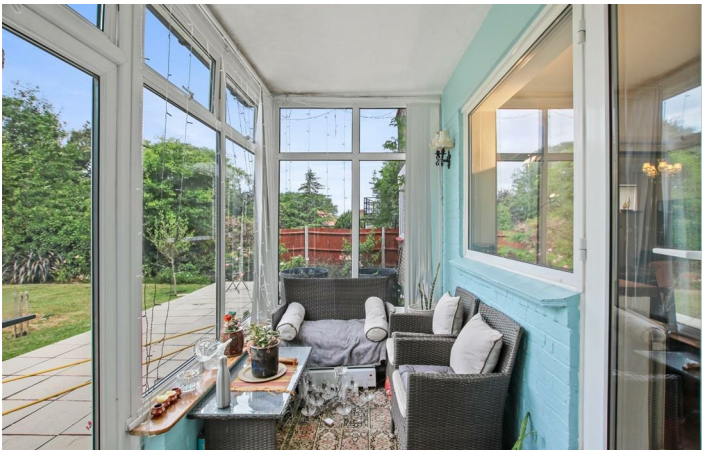
, London, SE9 5TJ



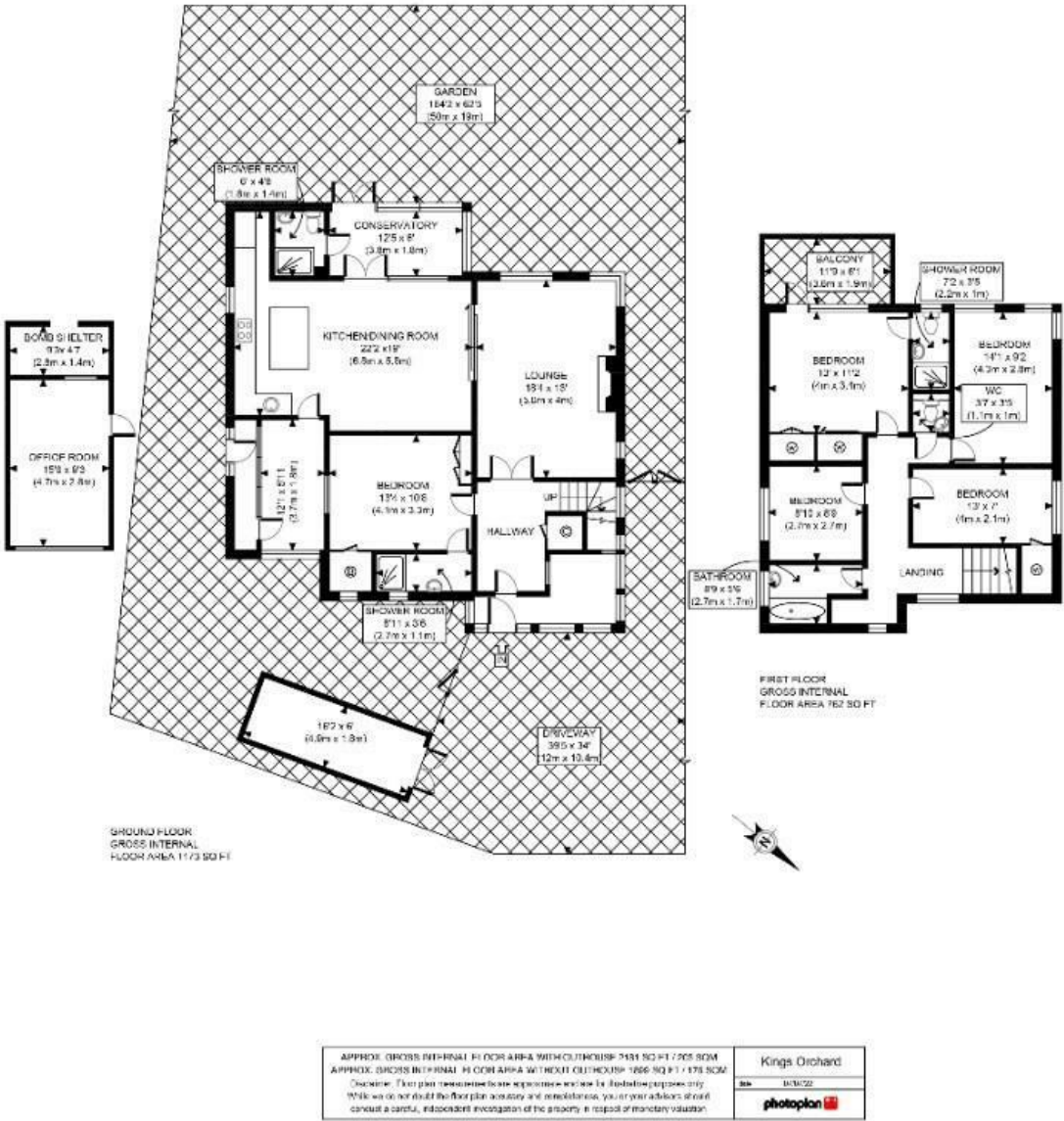
- Large Garden (0.5acre)
- Bright
- Garage will not be rented together with the property
- **Short or Long term**
- Prestigious location
- Stunning kitchen
- Driveway
- Views of Eltham Palace
- Close to Eltham, Mottingham and Woolwich stations
- Beautiful new porch



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		