



Martell Road, SE21  
Guide £475,000 - £500,000

020 8702 8111  
[pedderproperty.com](https://pedderproperty.com)

**pedder**

## In general

- An attractive first floor period conversion apartment in West Dulwich
- Spacious accommodation - 711 sq ft
- Upgraded and modernised to a high standard
- Two bedrooms
- Spacious lounge/dining room
- Modern fitted kitchen and bathroom
- Very well presented throughout
- Highly sought after location
- Offered with no onward chain
- Share of Freehold

## In detail

An attractive first floor period conversion apartment located on this very popular residential road in West Dulwich.

The property has been upgraded and modernised to a high standard creating a very well presented interior. The accommodation has a gross internal area of 711 sq ft and comprises of two bedrooms, spacious lounge/dining room, modern fitted kitchen, bathroom and WC.

Martell Road is well located within easy reach of West Dulwich and Dulwich Village with their parks, outstanding schools, numerous cafes and restaurants. Excellent rail links to central London are from nearby West Dulwich (London Victoria/London Blackfriars), West Norwood (London Bridge/London Victoria) and Tulse Hill (London Bridge/London Blackfriars).

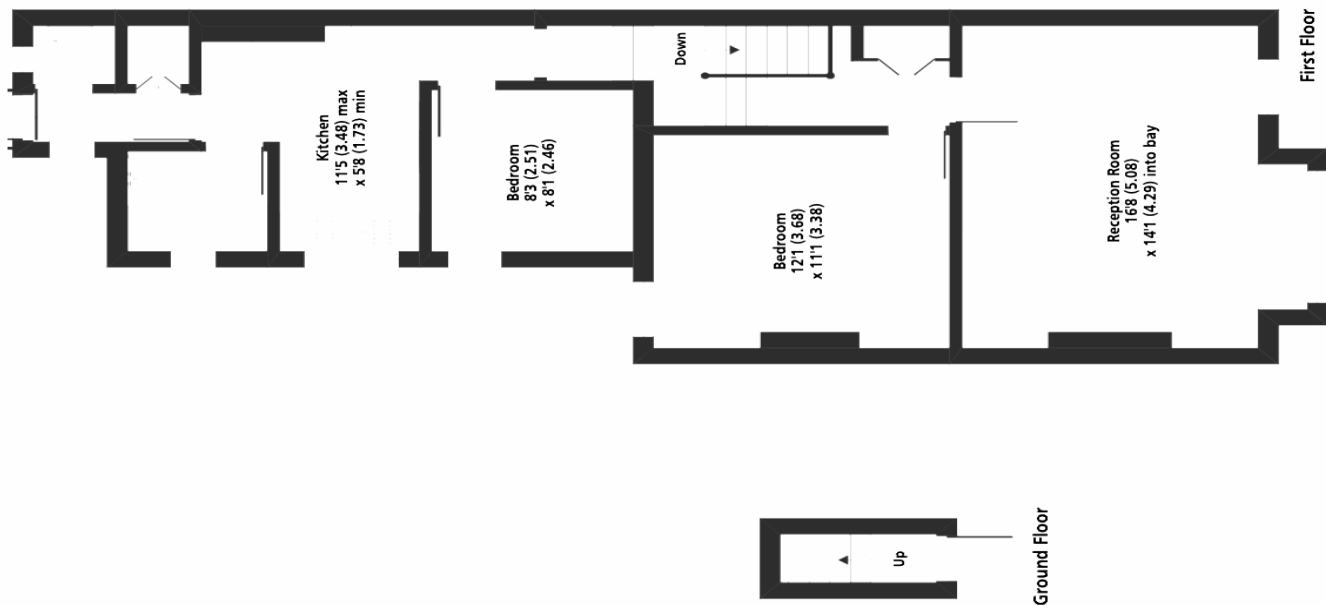
Internal viewing of this lovely apartment is advised.

Offered with no onward chain and with a Share of Freehold.

EPC: D | Council Tax Band: C | Lease Term Remaining: 900 years | GR: Peppercorn | SC: Ad-Hoc | BI: £400



# Floorplan



Gross internal area of 711 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.