



Martell Road, SE21  
£450,000

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# In general

- Private garden
- Long lease
- Quiet road
- Period property
- Double glazing
- Separate kitchen/reception room
- Close to local amenities

# In detail

An attractive two bedroom garden flat situated on a quiet residential road in West Dulwich.

The property offers well presented accommodation comprising two bedrooms, modern kitchen, separate reception room, utility room and bathroom featuring a window. From the utility room a door opens to the private garden, ideal for entertaining. Further benefits include Garden room connected with electrics, double glazing and an abundance of natural light.

Martell Road is well located within easy reach of West Dulwich and Dulwich Village with their parks, outstanding schools, numerous shops, 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).

EPC: C | Council Tax Band: C | Lease Term Remaining: 167 Years | SC: £500 pa | GR: £100 | BI: Inc in SC



# Floorplan



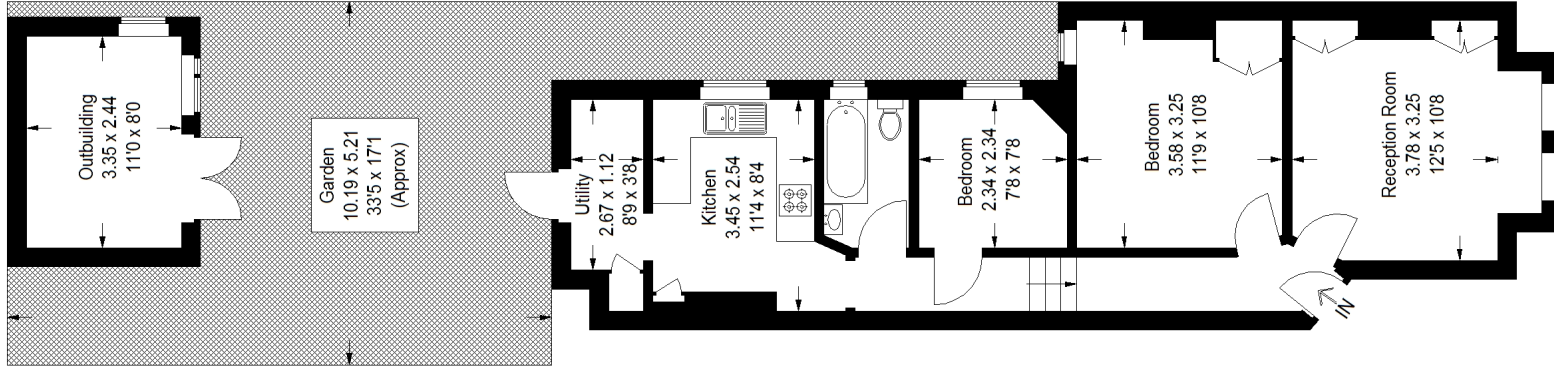
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Approximate Gross Internal Area

66.7 sq m / 610 sq ft

Outbuilding = 8.6 sq m / 91 sq ft

Total = 66.2 sq m / 702 sq ft



## Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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