



Martell Road, SE21
OIEO £450,000

020 8702 8111
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In general

- A stunning first floor period conversion apartment located on this very popular residential road in West Dulwich.
- Upgraded and modernised to an extremely high standard
- Two double bedrooms
- Open-plan kitchen/reception room
- Modern bathroom
- Rear balcony
- Beautifully presented throughout
- Share of freehold
- Sought after location
- No onward chain

In detail

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

The property has been upgraded and modernised to an extremely high standard creating a beautifully presented interior. The attractive accommodation comprises two double bedrooms, open-plan kitchen/reception room and modern bathroom. From bedroom two a door gives access to a rear balcony. The property also has access to a boarded loft and a new energy efficient boiler was installed 6 months ago.

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 stunning apartment is advised. Offered with a share of the freehold and no onward chain.

EPC: C | Council Tax Band: C | Lease: 157 years remaining | SC: £0 | GR: £0 | BI: £307.50pa



Floorplan

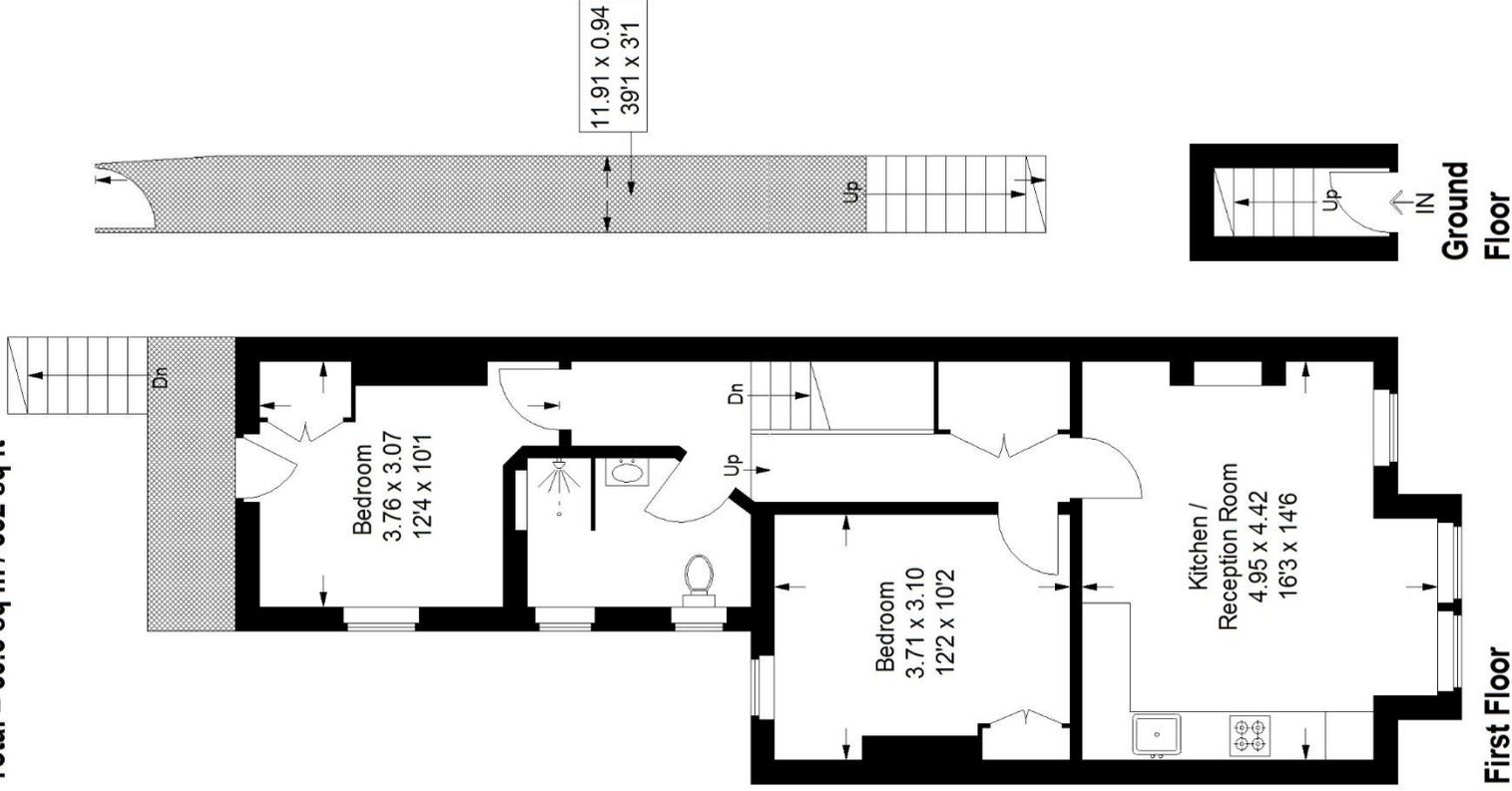
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Approximate Gross Internal Area

Ground Floor = 1.9 sq m / 20 sq ft

First Floor = 58.7 sq m / 632 sq ft

Total = 60.6 sq m / 652 sq ft



First 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	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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