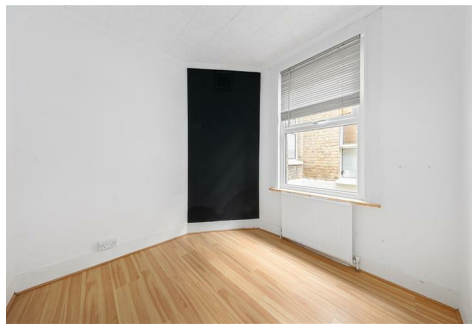


STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Martell Road, London, SE21 8ED

Ground Floor Flat

Two Bedrooms

Private Rear Garden

No Onward Chain

New Lease

£399,999 Leasehold

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

This fantastic ground floor flat located on the popular Martell Road, comprising of entrance hall, lounge, two bedrooms, bathroom and kitchen with direct access onto the private rear garden. Other benefits include gas central heating, double glazed windows and no onward chain.

Please note a new lease is being prepared

View now to avoid disappointment

Martell Road, SE27

Approximate Gross Internal Area = 57.7 sq m / 621 sq ft

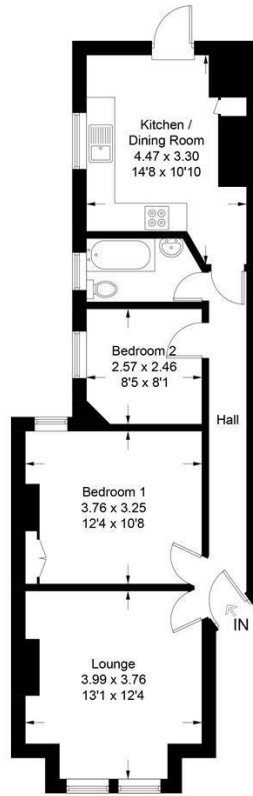
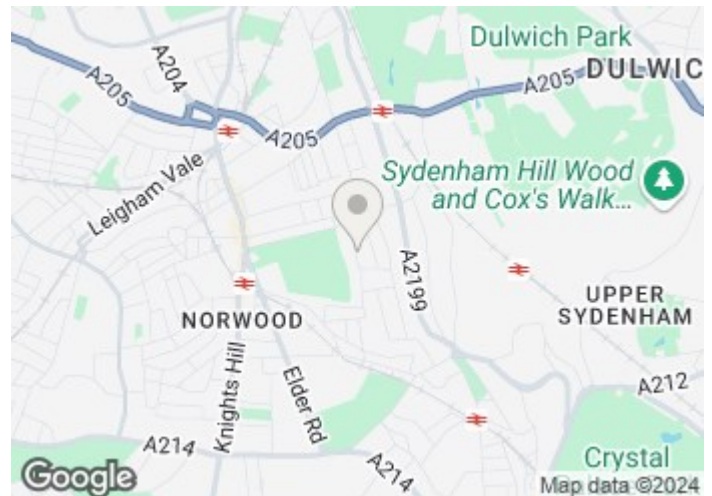


Illustration for identification purposes only, measurements are approximate, not to scale. Fourt Labs.co © (ID1140926)

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		



Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.