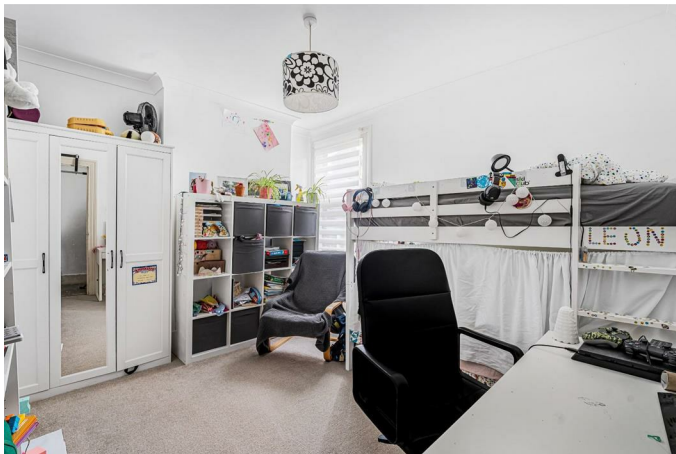




HUNTERS®
HERE TO GET *you* THERE

Martell Road, London, SE21 | Guide Price £400,000 to £425,000
Call us today on 020 7708 2002



- Two Bedroom
- Private Section of Garden
 - Eat-in Kitchen
 - Good Transport Links
 - Close to Local Amenities
 - Long Lease
- Ground Rent £60 PA and Service Charge £250 PA

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

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

Guide Price £400,000 - £425,000

Presenting a period two-bedroom flat with a private section of garden in great location!

Located on the first floor of a period house, walking into the property you're met with a good-sized reception room with a pretty fireplace that draws the eye, large sash windows, neutral décor and carpeting creating a bright and airy space. Continuing down the hallway you'll find a generously sized double bedroom with space for a double bed and furniture. There is also a second bedroom, perfect for a guest bedroom, home office or nursery. The white tiled bathroom has a three-piece suite with a bath with an overhead shower. At the rear of the flat you'll find an eat-in kitchen with plentiful wall and base units, an integrated oven and hob and space for dining or entertaining guests. Down the stairs at the rear there is a large private section of garden, looking for some TLC and a green thumb.

Martell Road is in the West Dulwich ward and is well located for the transport links of West Dulwich (0.7 miles) and West Norwood (0.6 miles), offering great connections into London Victoria and London Bridge. Close by are many parks and open green spaces, including both Dulwich Park & Brockwell Park, which are both 1.1 miles away. Situated 0.4 miles away is a small parade of shops including The Dulwich Bakery, for your Saturday morning coffee and a Tesco Express. The flat is also conveniently located for the historic West Norwood Cemetery, West Norwood Picturehouse and lovely pubs and restaurants of West Norwood high street, as well as many good schools.

Tenure: Leasehold

Council Tax band: C

Authority: London Borough of Lambeth

Lease length: 76 years remaining (Started in 1981 with a lease of 120 years) to be extended to 176 years prior to completion

Ground rent: £60 a year (Not subject to increase)

Service charge: £250 a year

Construction: Standard construction

Property type: Semi-detached, Flat

Number of floors: 2

Entrance on floor: 1

Has lift: No

Over commercial premises: No

Parking: None

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating, Mains gas

Building safety issues: No

Restrictions

To be provided

Rights and easements

Title SGL371679 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves.

Public right of way through and/or across your house, buildings or land: No

Flood risk: No

History of flooding: No history of flooding has been reported.

Coastal erosion risk: To be provided

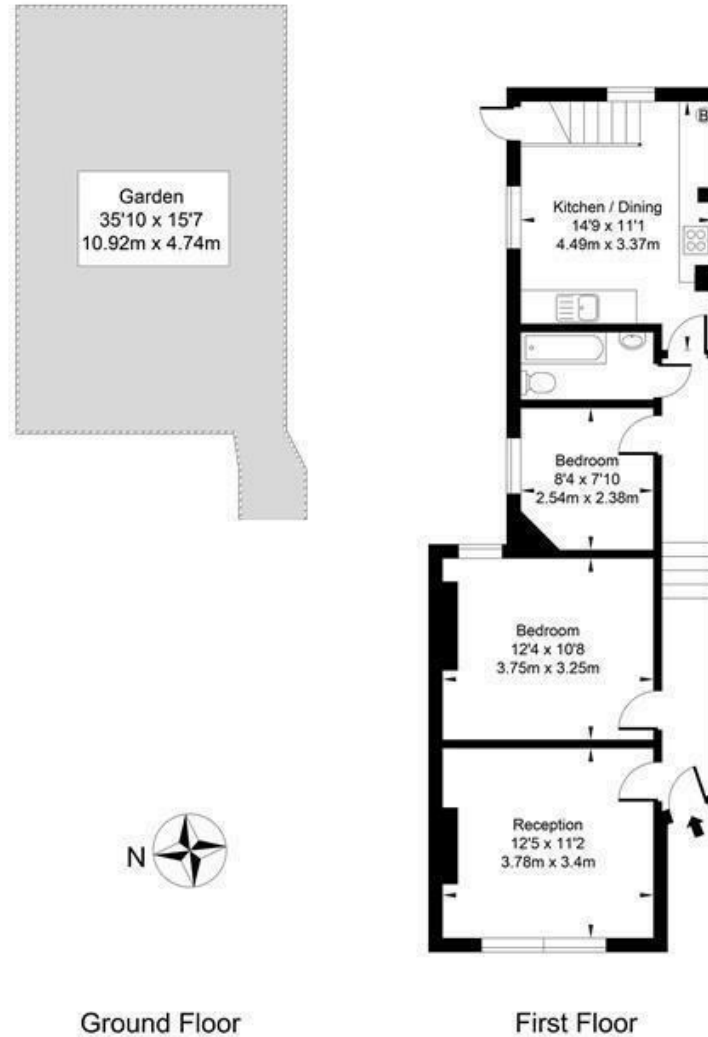
Planning and development: No

Listing and conservation: No

Accessibility: None

Coalfield or mining: No coal mining risk identified

Martell Road, SE21 8ED
Approx. Gross Internal Area 629.79 Sq Ft - 58.51 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by inter Design Photography

This floor plan should be used as a general outline for guidance only.
All Measurements are approximate and for illustration purposes only as defined by the RICS code of Measuring Practice © 2022.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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