



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

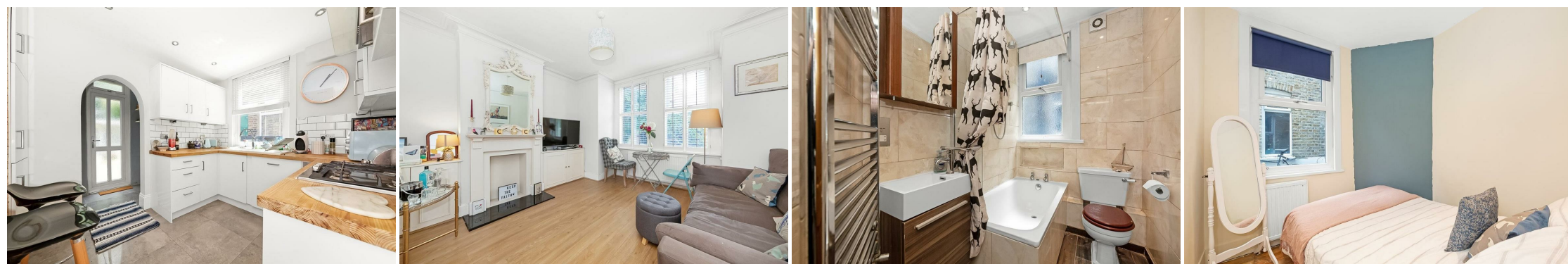
An attractive two bedroom garden flat situated on a quiet residential road in West Dulwich.

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).

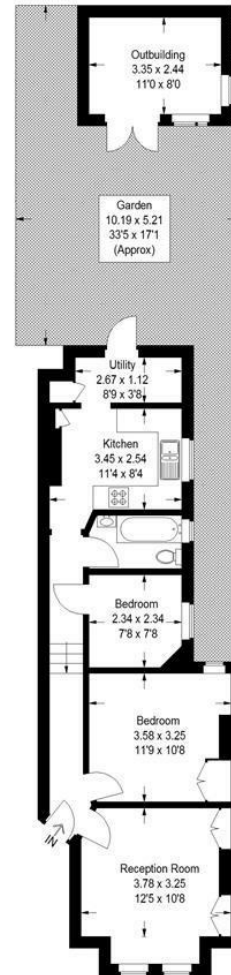
EPC: C | Council Tax Band: C | Lease Term Remaining: 167 Years | SC: £500 pa | GR: £100 | BI: Inc in SC



Floorplan

Martell Road, SE21

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) 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	

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