



Martin House Falmouth Road, London SE1

welcome to

Martin House Falmouth Road, London

Positioned on the top floor (4th) of this popular low rise purpose built block is this spacious three double bedroom apartment, available for sale with no onward chain. The property does require a little internal modernising and would be ideal for anyone looking to put their own mark on their home.

The property is situated in a quiet residential Street in the heart of Elephant and Castle (currently going through major improvement and regeneration) and set within close proximity South Bank University and Geraldine Mary Harmsworth Park which provides a range of activities including the historic Imperial War Museum and is set within easy reach of Elephant and Castle, Borough and Lambeth which combined offer a plethora of bars, shops and restaurants to include Borough Market, the London Eye and also London's vibrant South Bank. Transport links are available within walking distance of Elephant and Castle (Bakerloo and Northern Line as well as National Rail services). There are also a wide range of bus routes (also within walking distance) available that would provide easy access the City, West End and surrounding areas.

Accommodation comprises an entrance hall, three double bedrooms, living room, kitchen, and bathroom with separate WC.

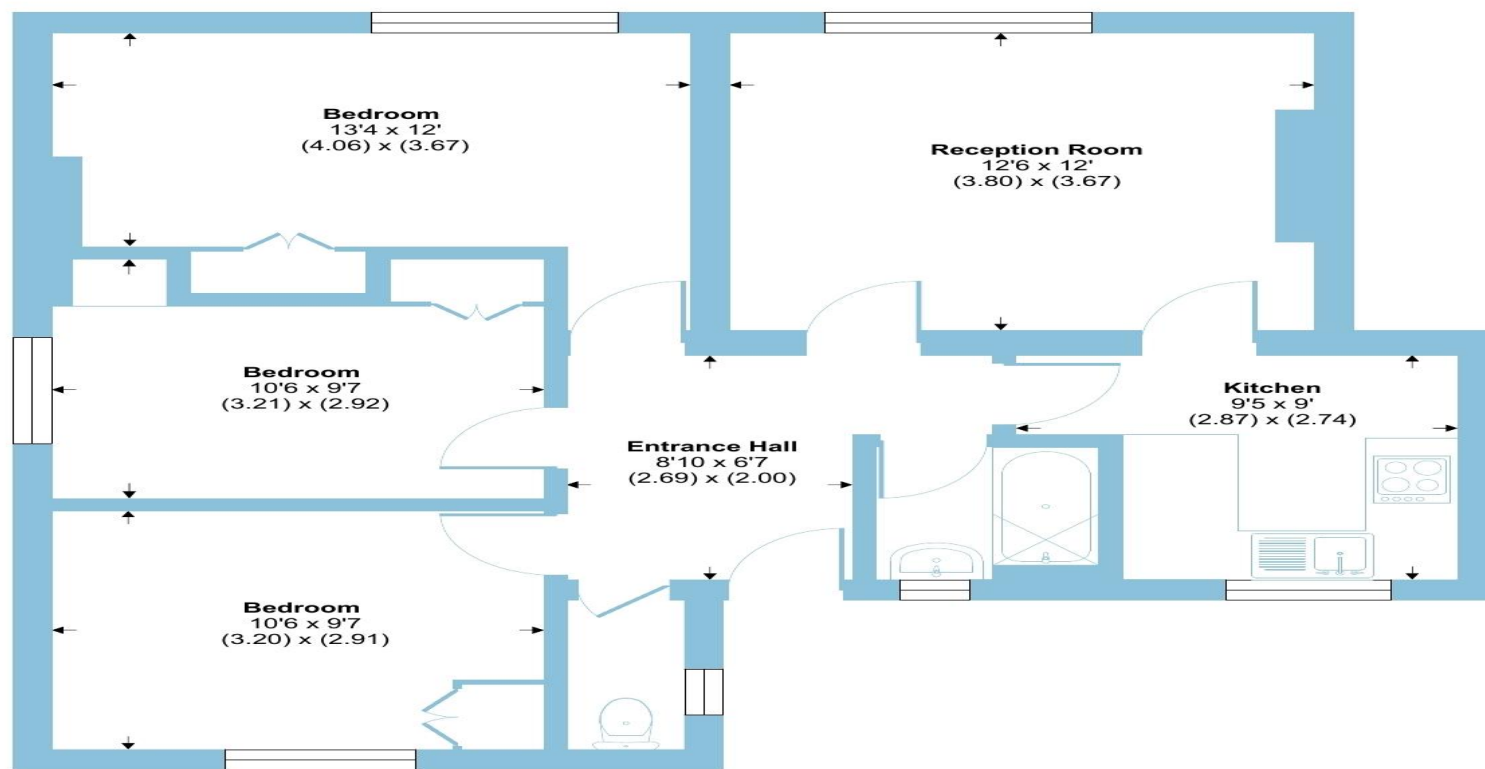
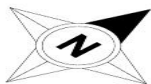
Internal viewing is advised to fully appreciate.



Falmouth Road, London, SE1

Approximate Area = 708 sq ft / 65.8 sq m

For identification only - Not to scale



FOURTH FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1358767

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- Three Double Bedrooms
- Top floor (4th)
- Low Rise Block
- No Onward Chain
- Sought After Location

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110973



Property Ref:
KGT110973 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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