



Martell Road, SE21
OIEO £625,000

020 8702 8111
pedderproperty.com

pedder



In general

- A stunning ground floor garden flat
- Extended, upgraded and modernised to an extremely high standard
- Spacious accommodation - 787 sq ft
- Two double bedrooms
- Re-fitted bathroom
- Open-plan 24' kitchen/dining/reception room
- Private landscaped rear garden measuring 32'
- Beautifully presented throughout
- Popular location

In detail

A stunning ground floor garden flat located on this very popular residential road in West Dulwich.

This lovely property has been extended, upgraded and modernised to an extremely high standard creating a beautifully presented interior. With a gross internal area of 787 sq ft the property offers spacious accommodation comprising two double bedrooms, re-fitted bathroom and lovely 24' open-plan kitchen/dining/reception room with bi-fold doors leading to a very attractive, private landscaped garden measuring 32'.

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) and Tulse Hill (London Bridge/London Blackfriars).

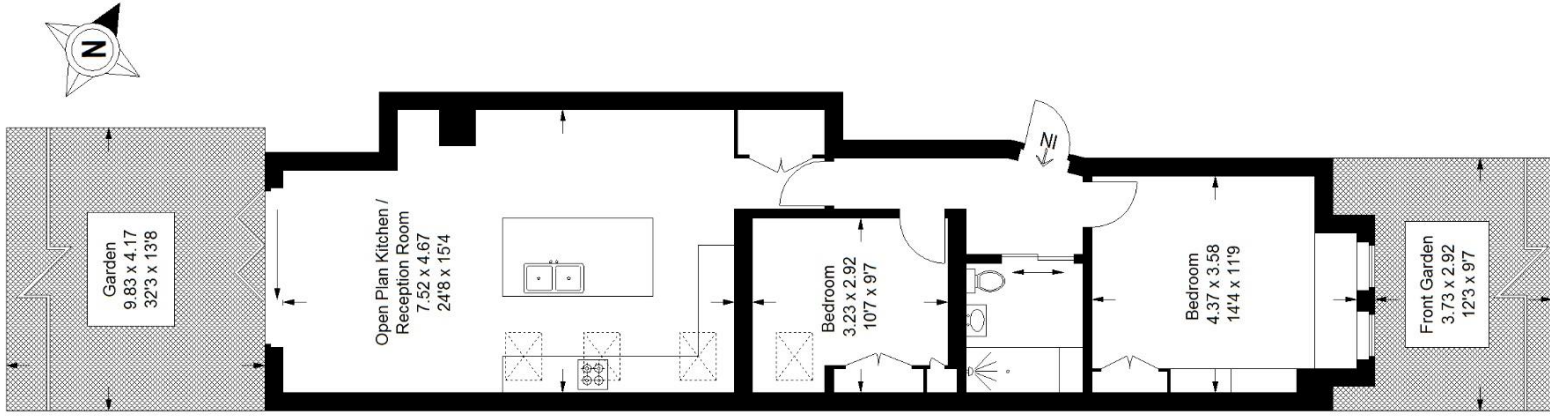
Internal viewing of this stunning apartment is advised.

EPC: C | Council Tax Band: C | BI: £270 annually per flat | Lease Remaining: 189 years



Floorplan

Martell Road, SE21
 Approximate Gross Internal Area
 73.1 sq m / 787 sq ft



Ground Floor

Copyright www.pedderproperty.com © 2022
 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	76 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.