



Martell Road, SE21  
Guide £475,000

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# In general

- An attractive first floor apartment with private garden
- Two double bedrooms
- Spacious open-plan kitchen/reception room
- Modern bathroom
- Lovely private rear garden
- Well presented throughout
- Popular location close to transport links and various amenities
- Offered with no onward chain

# In detail

An attractive first floor apartment with private garden situated on this popular residential road in West Dulwich.

The property offers well presented accommodation comprising two double bedrooms, spacious open-plan kitchen/reception room and modern bathroom. From the reception room a staircase leads down to the ground floor giving access into a lovely private rear garden.

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).

Internal viewing of this lovely apartment is advised.

Offered with no onward chain.

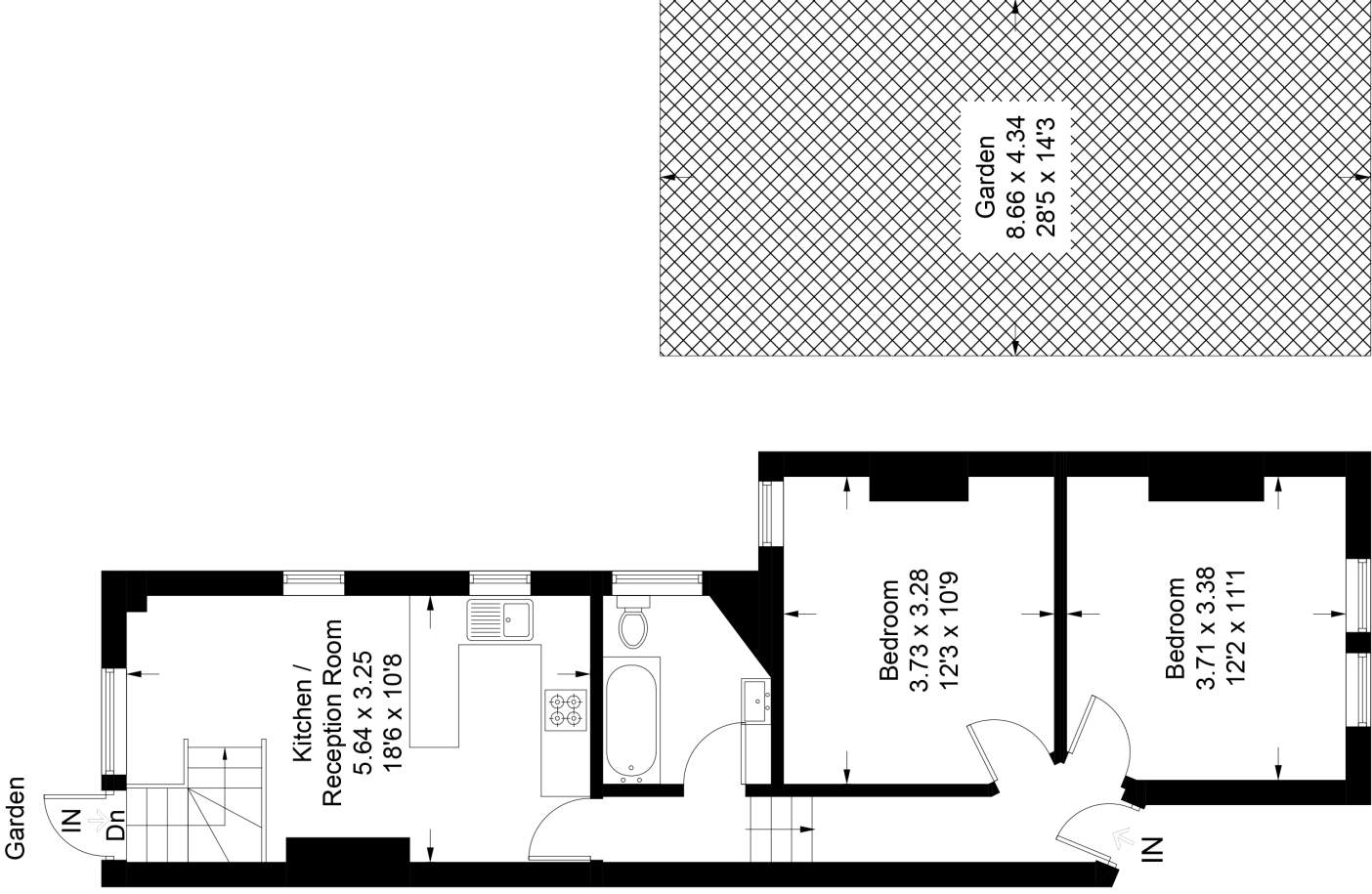
EPC: D | Council Tax Band: C



# Floorplan

**Martell Road, SE21**

Approximate Gross Internal Area = 55.6 sq m / 598 sq ft



**First Floor**

(Not Shown In Actual Location / Orientation)

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	65 D
39-54	E		
21-38	F		
1-20	G		

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