



Martell Road | London | SE21

Leasehold

£375,000

- Second floor
- Modern apartment
- Very well presented
- Two bedrooms
- Double glazing
- West Dulwich Station
- Norwood Station
- Chain free
- Local amenities
- Excellent bus routes

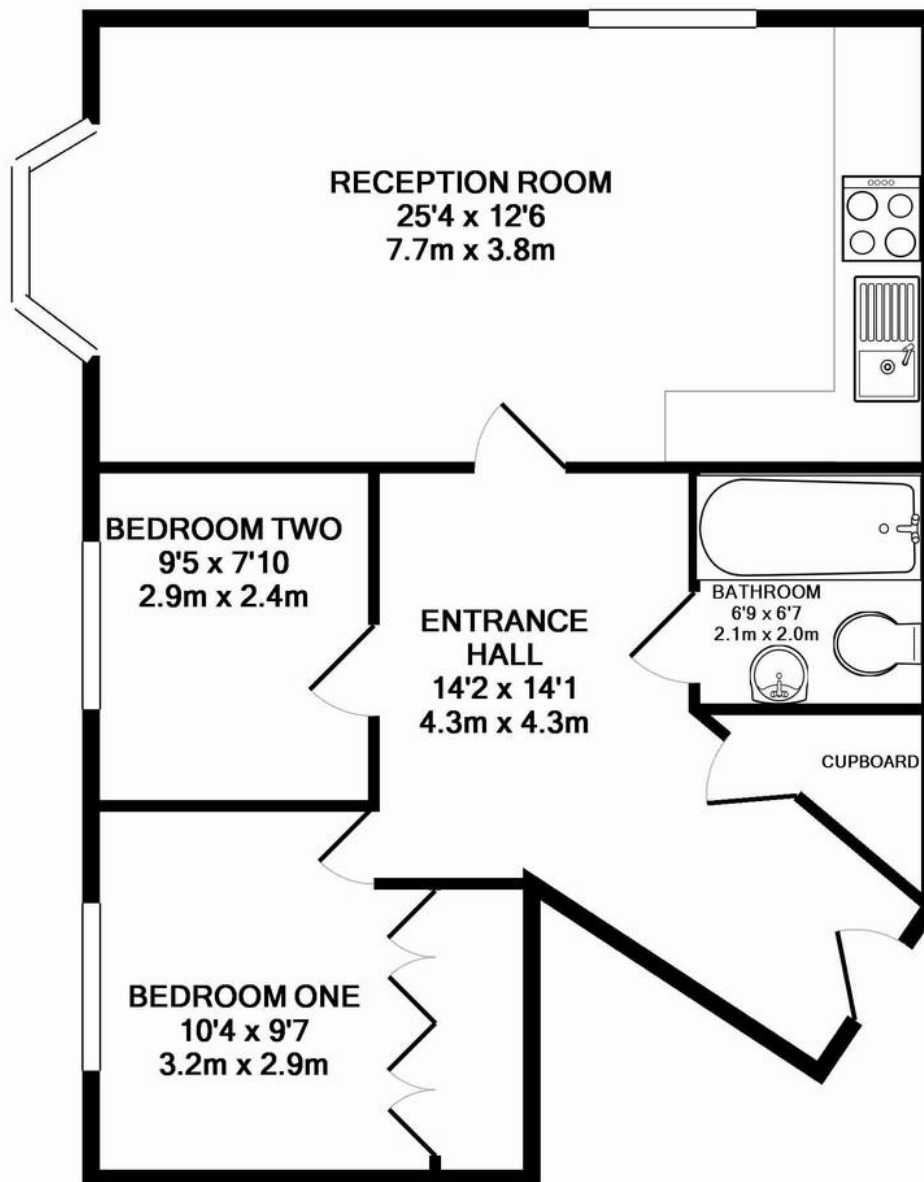


Beautifully presented two bedroom flat set within a well maintained purpose built block. The flat is on the second floor and has been kept in excellent condition throughout, and is ready to move straight into. The property has a spacious feel, with well proportioned rooms, a clean modern finish and plenty of natural light. To the rear of the building are communal gardens, providing outdoor space for residents to enjoy. Martell Road is well placed for everyday amenities, with the shops, cafés and local conveniences along Rosendale Road and the Park Hall Road parade both close by. The area is also well connected, with both West Dulwich and West Norwood stations within easy reach, offering straightforward links into central London and beyond.

Call us on 020 7461 1111



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 703 SQ.FT. (65.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Viewing Arrangements

Strictly by appointment

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements