



Martell Road, SE21 | £535,000

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# In General

- An attractive Victorian garden flat
- Upgraded and modernised to a high standard
- Two bedrooms
- Reception room open-plan to;
- Fitted kitchen
- Modern bathroom
- Delightful private garden measuring 38'
- Very well presented throughout
- Popular location close to transport links and local amenities

# In Detail

Located in a popular part of West Dulwich is this well presented two-bedroom Victorian garden flat.

The property has been upgraded and modernised to a very high standard creating a beautifully presented interior. The accommodation comprises; two bedrooms, reception room open-plan to a fitted kitchen and modern bathroom. From the kitchen there is direct access into a lovely 38' private garden.

The amenities of West Dulwich and Dulwich Village are close to hand, including local independent shops and restaurants on Rosendale Road and Croxted Road, as are the leisure centre and 'Picturehouse' cinema at West Norwood. A short walk will find you in any of several of the popular local parks, including Brockwell, Dulwich and Belair. Excellent rail links to central London are from nearby West Dulwich (Victoria/ Blackfriars), Tulse Hill (London Bridge/ Blackfriars/ St Pancras via Thameslink) and West Norwood (London Bridge/ Victoria).

Internal viewing of this lovely apartment is advised.

EPC: D | Council Tax Band: C | Lease: 150 years remaining | SC: £1,950 | GR: Peppercorn | BI: Incl in SC



# Floorplan

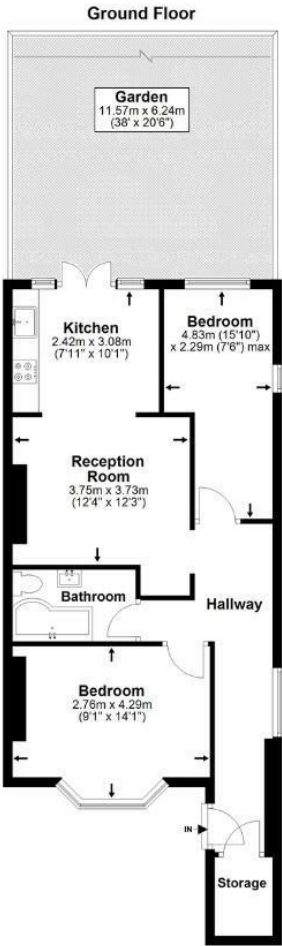
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Total\* = 65.33 sq. m / 703.0 sq. ft

Ground Floor = 65.33 sq. m / 703.0 sq. ft

☐ = Reduced head room below 1.5m

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\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| 102 plus) <b>A</b>                          |                         |           |
| (61-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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