



**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.

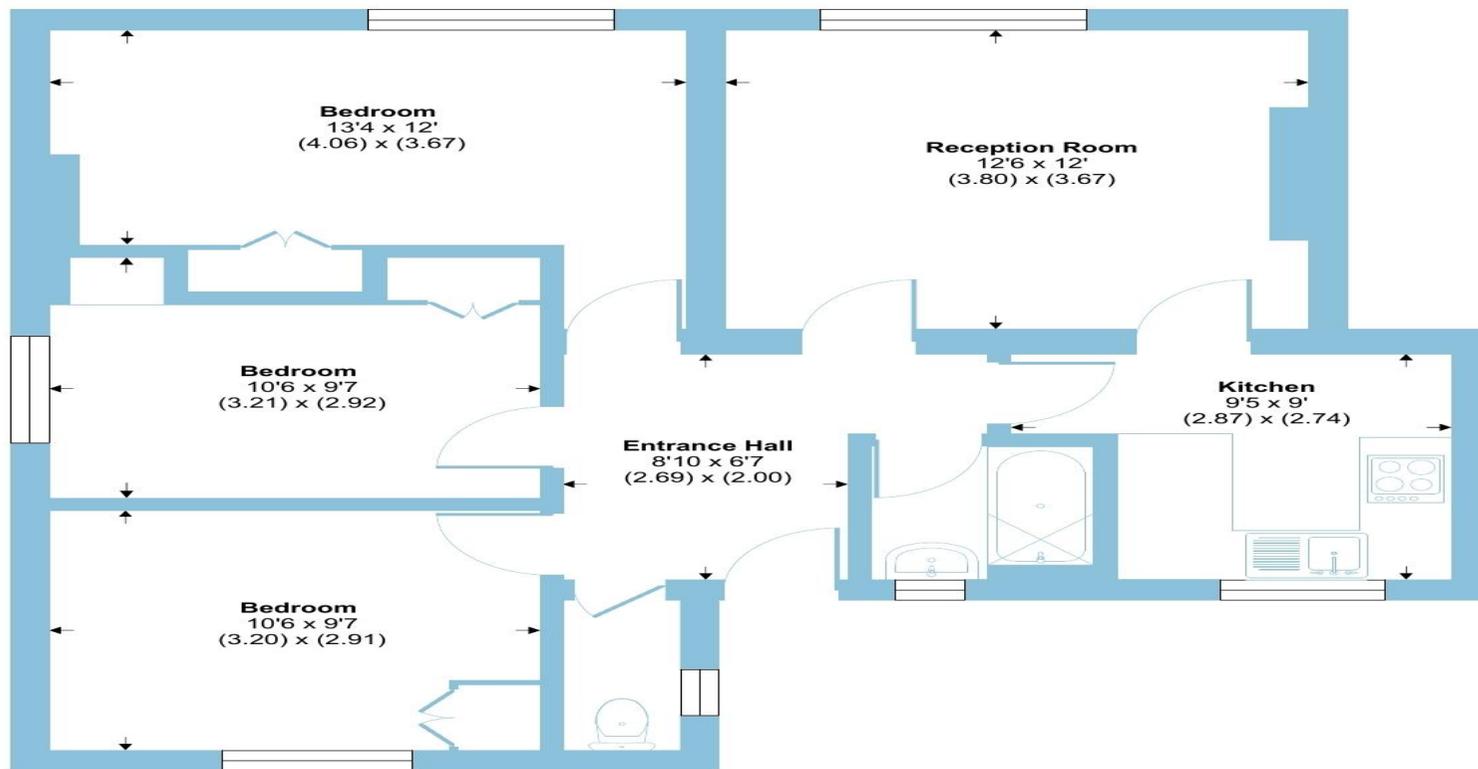
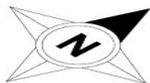
Internal viewing is advised to fully appreciate.



# 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. © nichecom 2025.

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## Martin House Falmouth Road, London

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

Tenure: Leasehold EPC Rating: D

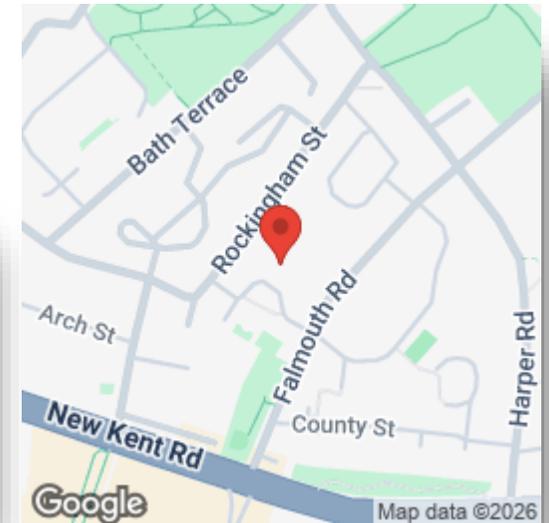
Council Tax Band: C Service Charge: Ask Agent

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.

offers in excess of

**£400,000**



**view this property online** [barnardmarcus.co.uk/Property/KGT110973](https://www.barnardmarcus.co.uk/Property/KGT110973)



Property Ref:  
KGT110973 - 0007

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Please note the marker reflects the  
postcode not the actual property