



Southwell Court, Rosendale Road, SE21  
£525,000

020 8702 8111  
[pedderproperty.com](https://www.pedderproperty.com)

**pedder**



# In general

- An attractive hall floor period conversion flat
- Particularly spacious accommodation - 1002 sq ft
- Three double bedrooms
- Lounge/dining room
- Fitted kitchen, bathroom
- Direct access into a lovely communal garden
- Very well presented
- Highly sought after location

# In detail

An attractive hall floor period conversion flat set within this imposing Victorian building and located on this popular residential road in West Dulwich.

With a gross internal area of 1002 sq ft the property offers particularly spacious and well-presented accommodation comprising of three double bedrooms, lounge/dining room open-plan to a fitted kitchen and bathroom. From the rear bedroom there is direct access into a substantial and very attractive communal garden, most of which is laid to lawn.

The apartment is well located for access to both West Dulwich and Dulwich Village with their numerous cafes, restaurants, popular parks and Picture Gallery. Local shops and restaurants can also be found nearby in Rosendale Road and Park Hall Road. The property is also within close proximity of various popular primary and secondary schools

Excellent rail links to central London are from West Dulwich (London Victoria/London Blackfriars), Tulse Hill (London Bridge/London Blackfriars) and West Norwood (London Bridge/London Victoria).

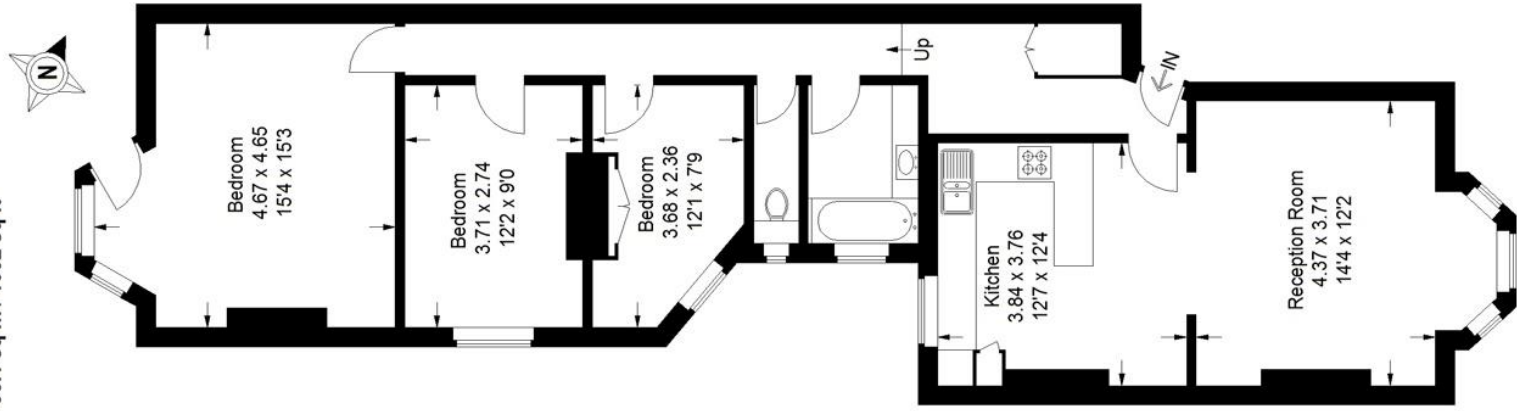
Internal viewing of this lovely, spacious apartment is advised.

EPC Rating: C | Council Tax Band: C | Lease remaining: 175 years | GR: NIL | SC: £2700 annually



# Floorplan

Southwell Court SE21  
Approximate Gross Internal Area  
93.1 sq m / 1002 sq ft



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	71   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.