



Rosendale Road, SE21  
£1,675,000

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# In general

- A substantial detached Victorian family house for sale situated in this popular residential road in West Dulwich.
- Exceptionally spacious accommodation – 2997 sq ft
- Six bedrooms, two bathrooms
- 2 large reception rooms
- Kitchen/breakfast room
- Conservatory, downstairs cloakroom, cellar
- Lovely 114' south-west facing garden
- Off street parking to front
- Well presented throughout
- Sought after location

# In detail

A substantial detached Victorian family house for sale situated in this popular residential road in West Dulwich.

The property is presented in attractive decorative order throughout and with a gross internal area of 2997 sq ft this lovely house offers exceptionally spacious accommodation arranged over three floors comprising of six bedrooms, two bathrooms, two large reception rooms, kitchen/breakfast room, conservatory, downstairs cloakroom and cellar. Externally to the front there is a drive providing off street parking. To the rear there is a lovely south-west facing garden measuring 114'. To the rear of the garden there is large timber outhouse currently used as a playroom/office.

Rosendale Road is well located within easy reach of West Dulwich and Dulwich Village with their parks, outstanding schools, cafes, shops and restaurants. Excellent rail links to central London are from nearby West Dulwich (Victoria/Blackfriars) and Tulse Hill (London Bridge/Blackfriars).

An internal viewing of this fine property is advised.

EPC: E | Council Tax Band G



# Floorplan

## Rosendale Road SE21

Approximate Gross Internal Area

Cellar = 20.7 sq m / 223 sq ft

Ground Floor = 103.9 sq m / 1118 sq ft


First Floor = 93.7 sq m / 1008 sq ft

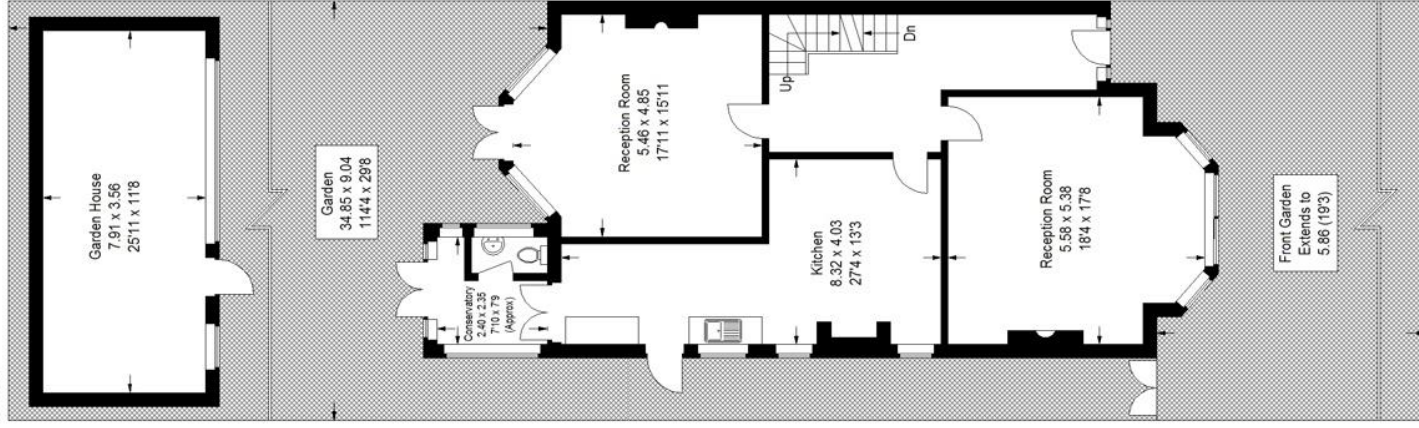
Second Floor = 32.0 sq m / 344 sq ft

Garden House = 28.2 sq m / 304 sq ft

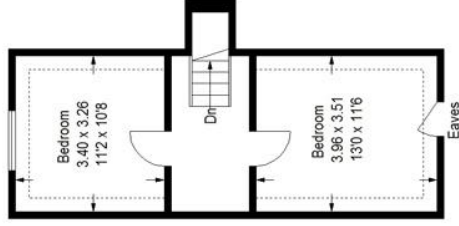
Total (Excluding Eaves)

278.5 sq m / 2997 sq ft

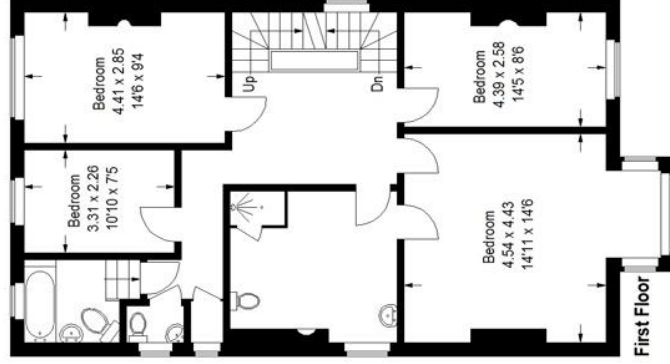
 = Reduced Headroom Below 1.5 M / 50



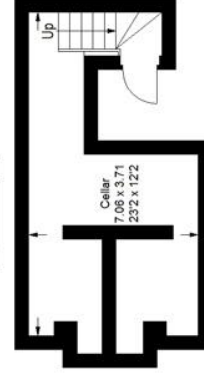
Ground Floor



Second Floor



First Floor



Cellar

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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		78   C
55-68	D		
39-54	E	52   E	
21-38	F		
1-20	G		

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