

Rosendale Road, SE21 £1,650,000 020 8702 8111 pedderproperty.com























In general

- A substantial semi-detached Victorian family house for sale situated in this popular residential road in Dulwich.
- Particularly spacious accommodation 2507 sq ft
- 6 bedrooms, 3 bathroom (2 en-suite)
- 2 large reception rooms
- Fitted kitchen, utility room, cloakroom
- Conservatory
- Garage and drive for off street parking
- Lovely 78' rear garden
- Sought after and convenient location

In detail

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

The property is presented in attractive decorative order throughout and with a gross internal area of 2507 this lovely house offers particularly spacious living accommodation over 3 floors comprising 6 bedrooms, 3 bathrooms (2 en-suite), 2 large reception rooms, conservatory, modern fitted kitchen, utility room, conservatory and downstairs cloakroom. Externally there is a single garage and drive for off street parking. To the rear there is a lovely south-west facing garden measuring 78'.

Rosendale Road is well located within easy reach of West Dulwich and Dulwich Village with their parks, outstanding schools, 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.















Rosendale Road, SE21 Approximate Gross Internal Area Ground Floor = 106.3 sq m / 1144 sq ft First Floor = 86.2 sq m / 928 sq ft Eaves 6.73 x 4.29 Second Floor (Excluding Eaves) 22'1 x 14'1 31.3 sq m / 337 sq ft Garage = 9.1 sq m / 98 sq ft Total = 232.9 sq m / 2507 sq ft 4.60 x 3.12 = Reduced headroom below 1.5 m / 5'0 15'1 x 10'3 Garden Extends to 23.90 (78'5) 4.45 x 2.62 14'7 x 8'7 6.30 x 2.13 Second Floor Bedroom 3.25 x 3.15 Bedroom 10'8 x 10'4 3.78 x 2.79 Reception Room 12'5 x 9'2 7.04 x 4.95 23'1 x 16'3 Kitchen Bedroom 4.06 x 2.84 4.57 x 2.74 13'4 x 9'4 15'0 x 9'0 Up-Utility 2.16 x 1.83 Dn-Bedroom Garage Reception Room 6.10 x 3.68 3.53 x 2.44 4.60 x 4.50 11'7 x 8'0 20'0 x 12'1 15'1 x 14'9 First Floor **Ground Floor**

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