



Rosendale Road, SE21
OIEO £850,000

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In general

- A stunning split-level Victorian apartment
- Extended and upgraded to a very high standard
- 4 double bedrooms & 3 bathrooms (2 en-suite)
- Exceptionally spacious - 1628 sq ft
- Light and bright lounge/dining room
- Modern integrated kitchen
- 31' private landscaped garden
- Beautifully presented throughout
- Share of Freehold

In detail

A stunning split-level apartment occupying the 1st and 2nd floors of this imposing Victorian house located in West Dulwich.

This lovely property has been extended, upgraded and modernised to an extremely high standard creating a stylish and beautifully presented interior. With a gross internal area of 1628 sq ft the property offers exceptionally spacious and flexible accommodation comprising master bedroom with dressing room and en-suite shower room, 3 further double bedrooms, 1 en-suite, further bathroom, spacious lounge/ dining room and modern fitted kitchen. Externally there is a landscaped garden measuring 31'.

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

Offered with a share of freehold. Internal viewing advised. EPC: E.



Floorplan

Rosendale Road, SE21

Approximate Gross Internal Area
Ground Floor = 6.6 sq m / 71 sq ft
First Floor = 84.3 sq m / 907 sq ft
Second Floor (Excluding Eaves)
60.4 sq m / 650 sq ft
Total = 151.3 sq m / 1628 sq ft



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

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