



Rosendale Road SE21
OIEO £395,000

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In general

- An attractive Victorian conversion flat set situated on this popular residential road in West Dulwich.
- Spacious and well presented accommodation
- 2 double bedrooms
- Lounge/dining room
- Fitted kitchen
- Modern bathroom
- Access to a loft providing useful storage space
- Highly sought after location
- Offered with no onward chain

In detail

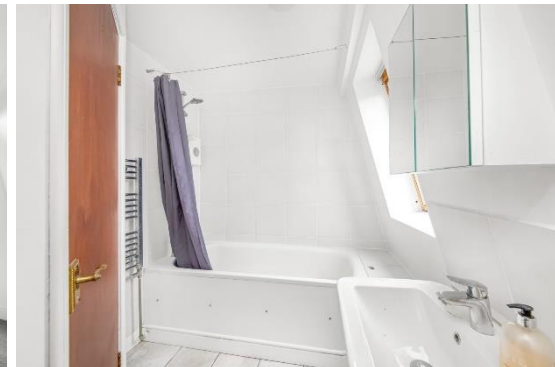
An attractive period conversion flat for sale situated on this popular residential road in West Dulwich.

The front of the property is newly painted and is presented in attractive decorative order and offers spacious accommodation comprising 2 double bedrooms, lounge/dining room, fitted kitchen and modern bathroom. There is also access to a loft providing useful storage space.

Rosendale Road is very well located for access to West Dulwich and Dulwich Village with their numerous cafes, restaurants and popular parks. Local shops and restaurants can also be found nearby in Rosendale Road and Park Hall Road. West Norwood High Street is also close by offering a variety of shopping facilities.

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

The property is offered with no onward chain and an internal viewing is advised.



Floorplan

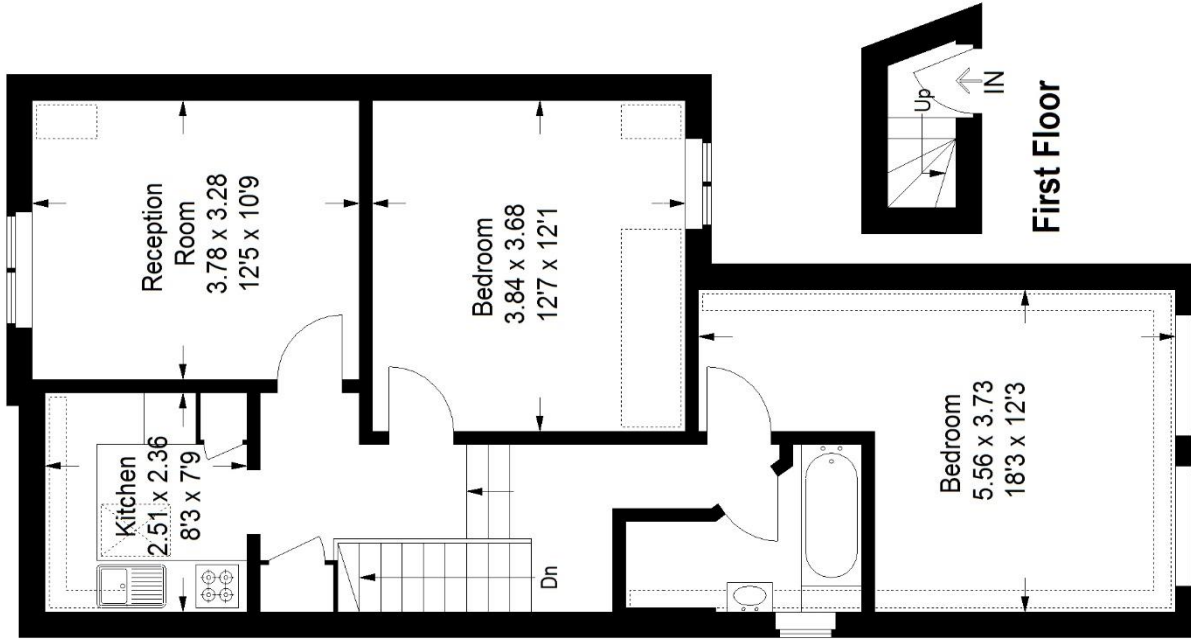
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Approximate Gross Internal Area

First Floor = 1.6 sq m / 17 sq ft

Second Floor = 66.2 sq m / 713 sq ft

Total = 67.8 sq m / 730 sq ft



Second Floor

 = Reduced Headroom Below 1.5 M / 5'0

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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	66 D	70 C
39-54	E		
21-38	F		
1-20	G		

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