



Rosendale Road, SE21
Guide Price - £1,499,950

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In general

- A substantial semi-detached Victorian family home.
- Extended, upgraded and modernised to a very high standard
- Five double bedrooms, two bathrooms
- Large double reception room
- Kitchen/breakfast room
- Study, downstairs cloakroom
- Attractive 41' rear garden
- Beautifully presented throughout
- Further potential to extend (SPC)
- Popular location

In detail

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

The property has been extended, upgraded and modernised by the current owner to an extremely high standard creating a beautifully presented interior.

The spacious accommodation is arranged over three floors and comprises five double bedrooms, two bathrooms, study, double reception room, kitchen/breakfast room and downstairs cloakroom. Externally to the rear there is a lovely garden measuring 41'. There is also a large side return area giving potential for further extension (SPC).

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

An internal viewing of this lovely family house is advised.

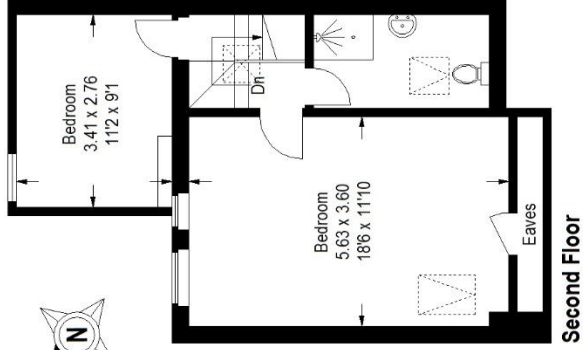
EPC: E | Council Tax Band E



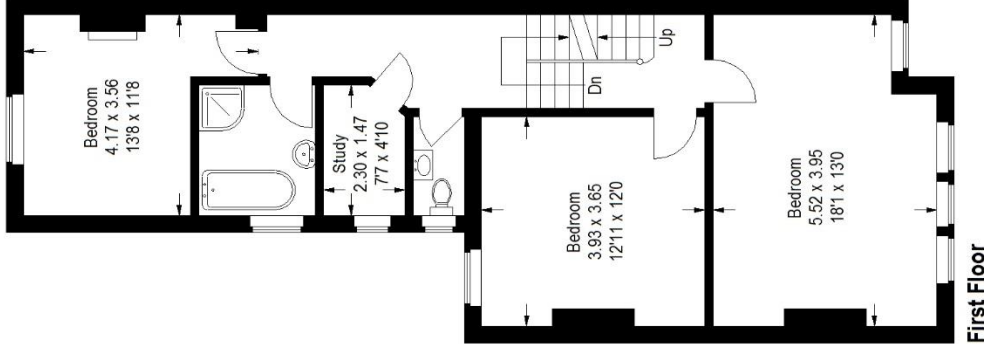
Floorplan

Rosendale Road, SE21

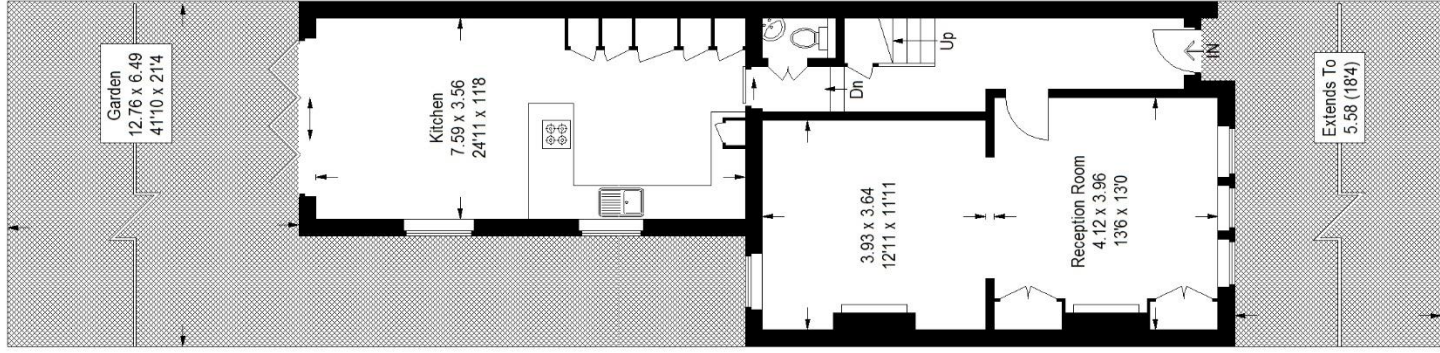
Approximate Gross Internal Area
 Ground Floor = 72.2 sq m / 777 sq ft
 First Floor = 71.9 sq m / 774 sq ft
 Second Floor (Excluding Eaves)
 40.8 sq m / 439 sq ft
 Total = 184.9 sq m / 1990 sq ft



Second Floor



First Floor



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		
			72 G

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