

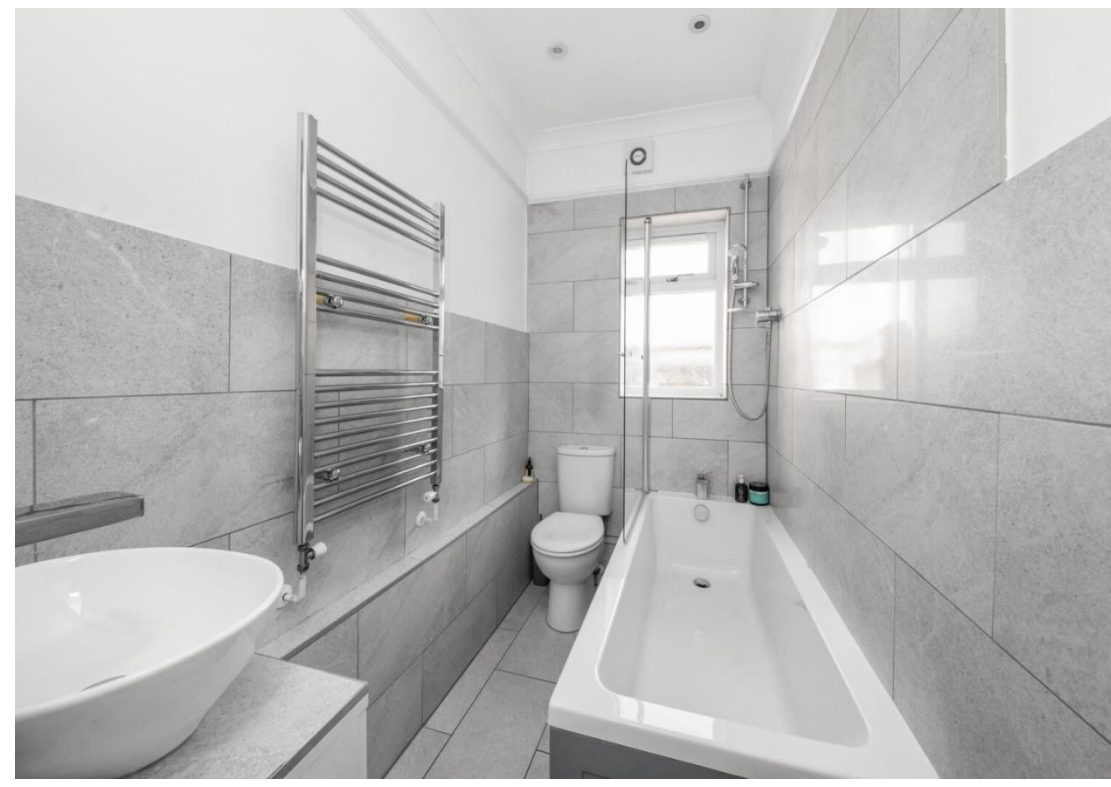


Rosendale Road, SE21  
Offers in excess £500,000

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# In general

- An attractive Victorian conversion flat set within this imposing period property in West Dulwich.
- Upgraded and modernised to a high standard
- Spacious accommodation - 771 sq ft
- Two double bedrooms
- 19' x 13' lounge/dining room
- Fitted kitchen, modern bathroom
- Private rear balcony accessed from the kitchen
- Additional room ideal for a home office or storage
- Highly sought after location
- Offered with a share of freehold

# In detail

An attractive Victorian conversion flat for sale set on the first floor of an imposing period property on this popular residential road in West Dulwich.

The property has been upgraded and modernised and is presented in particularly attractive decorative order throughout. With a gross internal area 771 sq ft the property offers spacious accommodation comprising 2 double bedrooms, 19' x 13' lounge/dining room, fitted kitchen and modern bathroom. From the kitchen a door gives access to a private rear balcony. There is also an additional room which is ideal for a home office or storage.

The apartment is well located for access to West Dulwich and Dulwich Village with their numerous shops, cafes, restaurants and popular parks. Local shops and restaurants can also be found nearby in Rosendale Road and Park Hall Road. Excellent rail links to central London are from nearby West Dulwich (Victoria/Blackfriars), Tulse Hill (London Bridge/Blackfriars/St Pancras via Thameslink) and West Norwood (London Bridge/Victoria).

An internal viewing of this lovely conversion flat is advised. Share of freehold.

EPC: C | Council Tax Band: C | Lease: 900 + years remaining | SC: Approx £75 - £100 pcm | GR: £0 | BI: £750 pa





# Floorplan

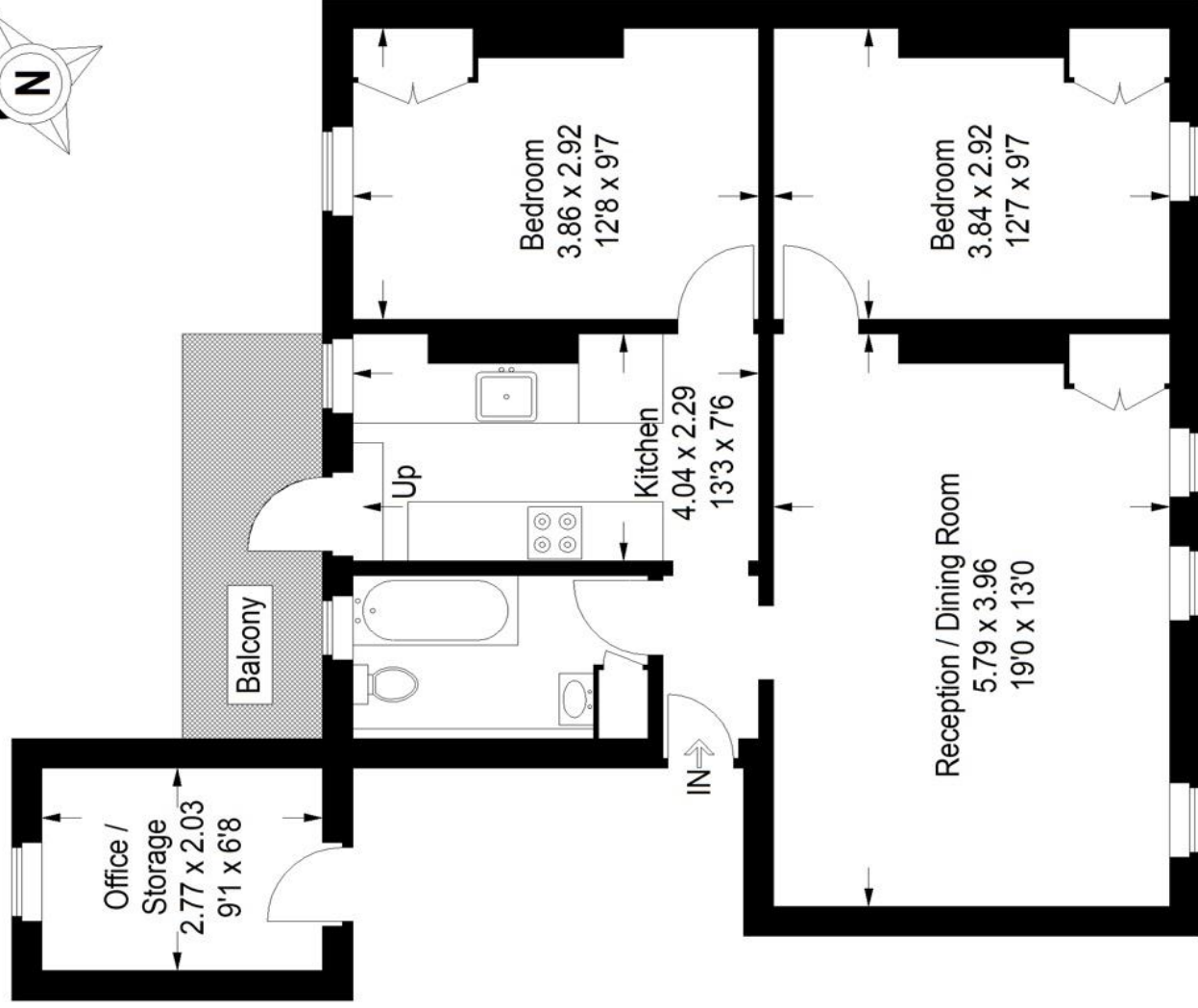
## Rosendale Road SE21

Approximate Gross Internal Area

65.7 sq m / 707 sq ft

Office / Storage = 5.9 sq m / 64 sq ft

Total = 71.6 sq m / 771 sq ft



### First Floor

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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		
		72 C	81 B

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