



Rosendale Road, Dulwich, SE21  
OIEO £425,000

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# In general

- A lovely second floor period conversion flat.
- Upgraded and modernised to an extremely high standard.
- Two double bedrooms.
- Lounge/dining room.
- Fitted kitchen, modern bathroom.
- Rear balcony access from the kitchen.
- Beautifully presented throughout.
- Popular location.

# In detail

A lovely second floor period conversion flat for sale set within this attractive Victorian building and located on a popular residential road in West Dulwich.

The property has been upgraded and modernised by the current owner to a high standard creating a beautifully presented interior. The split-level accommodation comprises two double bedrooms, lounge/dining room, fitted kitchen and modern bathroom. From the kitchen a door gives access to a small rear balcony.

Rosendale Road is very well located for access to West Dulwich and Dulwich Village with their numerous boutiques, 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 West Dulwich (London Victoria/London Blackfriars) and Tulse Hill (London Bridge/Thameslink line to London Blackfriars and St Pancras). Internal viewing of this stunning apartment is advised.

EPC: TBC | Council Tax Band: C | Lease Remaining: 123 years | SC: £657.96 | GR: £300.00 per annum | BI: Included in SC





# Floorplan

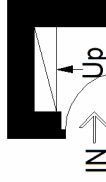
## Rosendale Road, SE21

Approximate Gross Internal Area

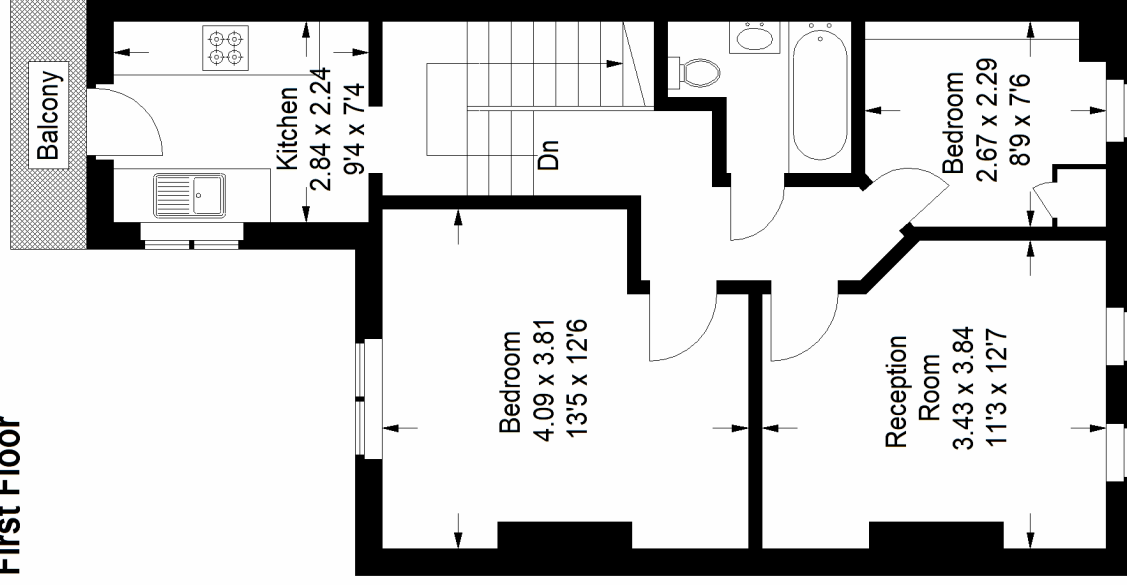
First Floor = 1.2 sq m / 13 sq ft

Second Floor = 54.7 sq m / 589 sq ft

Total = 55.9 sq m / 602 sq ft



### First Floor



### Second 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.