



Rosendale Road, SE21
£1,650,000

020 8702 8111
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In general

- An attractive and tastefully modernised family home
- Spacious, extended accommodation over three floors - 2192 sq ft
- Five double bedrooms, three bathrooms (one en-suite)
- Front aspect reception room
- Exceptional open-plan kitchen/breakfast/family room with garden aspect
- Utility room, downstairs cloakroom
- Delightful 100' south facing garden
- Scope for further extension to the ground floor (STC)
- Sought after and central location
- Very well presented throughout
- Offered with no onward chain

In detail

An attractive and tastefully modernised five bedroom, four bathroom, south west facing family home located on this popular residential road in close proximity to Dulwich Village.

The property has been upgraded and extended by the current owners to a high specification and includes underfloor heating throughout the ground floor and in the bathrooms as well as a smart home set up with a Nest controlling system. The accommodation is arranged over three floors and with a gross internal area of 2192 sq ft offers spacious and versatile living accommodation comprising five double bedrooms, three bathrooms, downstairs cloakroom, utility room, front aspect reception room and an exceptional full width kitchen/breakfast /family room with French doors opening onto a delightful southwest facing garden measuring 100'. To the front there is a drive proving off street parking. The property also offers scope for further extension to the rear on the ground floor, subject to planning consents.

The property is well located for access to Dulwich Village with its outstanding schools, cafes, restaurants and the popular Dulwich Park and Belair Park. The Rosendale Primary School is within just a few hundred yards. Both Dulwich Prep and Dulwich College independent schools are also close-by. Herne Hill centre is also easily accessible with a variety of shopping and leisure facilities and the popular Brockwell Park and Lido.

Excellent rail services into central London are from the nearby West Dulwich (London Victoria/London Blackfriars), Tulse Hill (London Bridge/Thameslink) and Herne Hill (Victoria/Thameslink).

An internal viewing of this fine family house is advised. Offered with no onward chain.

EPC: D | Council Tax Band: G



Floorplan

Rosendale Road, SE21

Approximate Gross Internal Area

Ground Floor (Excluding Store / WC)

70.0 sq m / 754 sq ft

First Floor = 71.0 sq m / 764 sq ft

Second Floor (Excluding Eaves Storage /

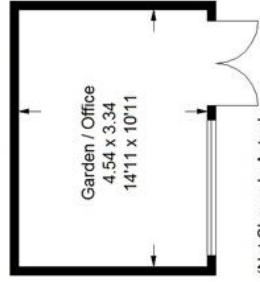
Reduced Headroom) = 38.5 sq m / 414 sq ft

Eaves Storage / Reduced Headroom

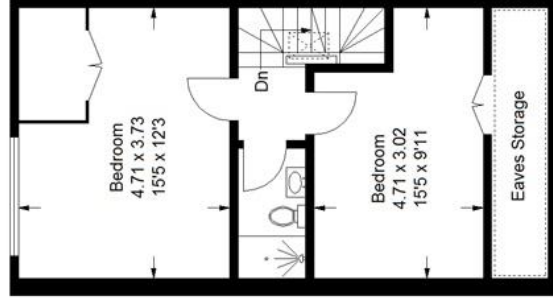
6.0 sq m / 64 sq ft

Outbuilding = 18.2 sq m / 196 sq ft

Total = 203.7 sq m / 2192 sq ft



(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First 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		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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