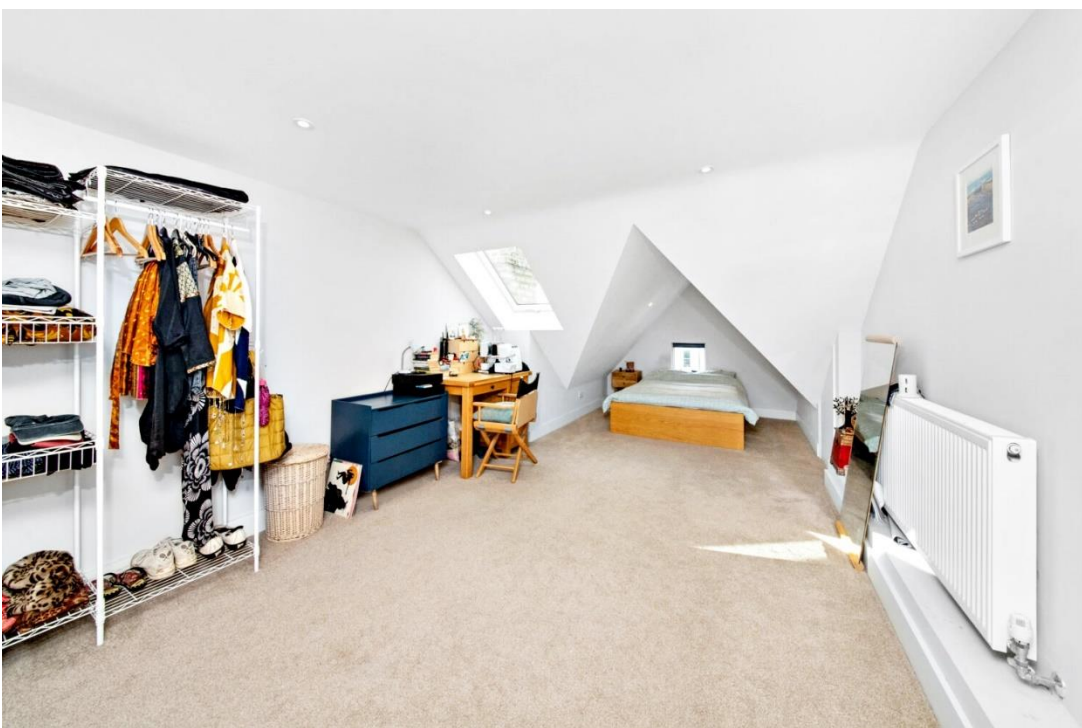




Rosendale Road, SE21  
Offers in excess of £1,300,000

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# In general

- A substantial semi-detached Victorian family house for sale
- Extended accommodation arranged over three floors
- Five bedrooms, one study
- Two bathrooms
- Double reception room with flexibility to be two separate rooms
- Spacious kitchen/breakfast room
- Attractive 40' rear garden
- Further potential to extend into the side return (STPP)
- Well presented
- Sought after 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 and offers spacious and well presented accommodation over three floors. It comprises of five double bedrooms, two bathrooms, one study, double reception room (with flexibility to create two separate rooms with the use of dividing doors), and a kitchen/breakfast room. There is also a large amount of storage within the eaves which has been fully boarded. Externally to the rear there is a lovely garden measuring 40'. Additionally, there is a large side return area giving potential for further extension (subject to planning permission).

Rosendale Road is well located within easy reach of West Dulwich and Dulwich Village with their popular parks, outstanding schools (including James Allens Girls School, Alleyn's School and Dulwich College), numerous 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 Thames link line).

An internal viewing of this lovely family house is advised.

EPC: E | Council Tax Band: E



# Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

## Rosendale Road, SE21

Approximate Gross Internal Area

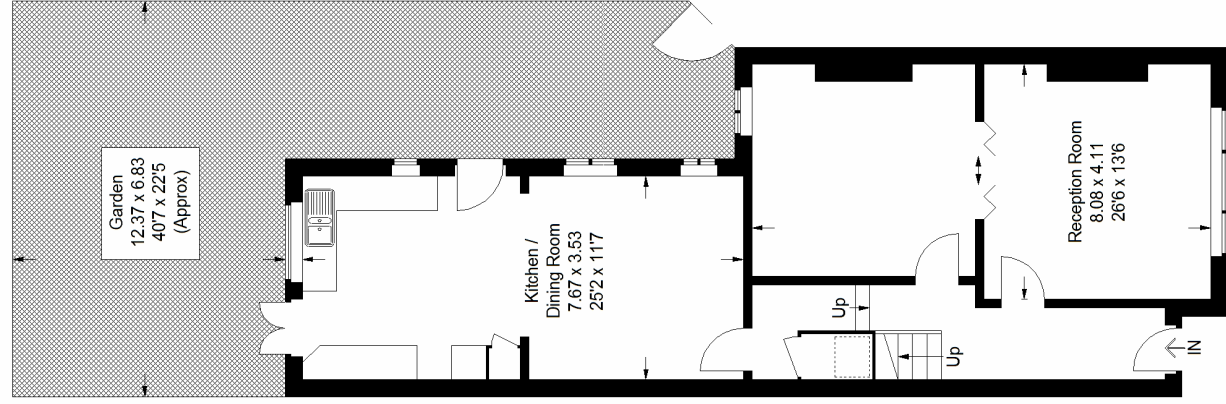
Ground Floor = 71.3 sq m / 767 sq ft

First Floor = 70.8 sq m / 762 sq ft

Second Floor (Excluding Eaves)

46.5 sq m / 501 sq ft

Total = 188.6 sq m / 2030 sq ft



⋮ = Reduced headroom  
below 1.5 m / 5'0



Ground Floor

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.

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