



Rosendale Road, SE21
£825,000

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In general

- A stunning split-level Victorian
- Upgrade and modernised to an extremely high standard
- Exceptionally spacious - 1,302 sq ft
- Three double bedrooms
- Two bathrooms (one en-suite)
- Spacious light and bright lounge/dining room
- Modern integrated kitchen/breakfast room
- Lovely landscaped south west facing 48' rear garden
- Home office situated at the rear of the garden
- Beautifully presented throughout

In detail

A stunning split-level maisonette occupying the first and second floors of this imposing Victorian house located in West Dulwich.

This outstanding property has been upgraded and modernised to an extremely high standard creating a stylish and beautifully presented interior. With a gross internal area of 1,302 sq ft the property offers exceptionally spacious and flexible accommodation over two floors comprising a 19' x 13' master bedroom with en-suite shower room, two further double bedrooms, second bathroom, lovely light and bright lounge/dining room and modern integrated kitchen/breakfast room. Externally to the rear there is a lovely landscaped south west facing garden measuring 48'. To the rear of the garden there is a large home office with running water and WC.

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

Internal viewing of this exceptional property is advised.

EPC: D | Council Tax Band: C | Lease Term Remaining: 114 Years | SC: £ 1,252.39 | GR: Nil | BI: TBC



Floorplan

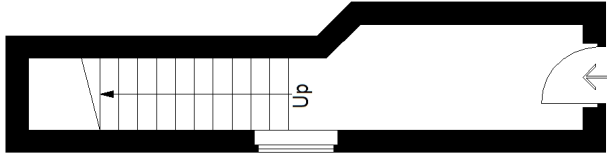
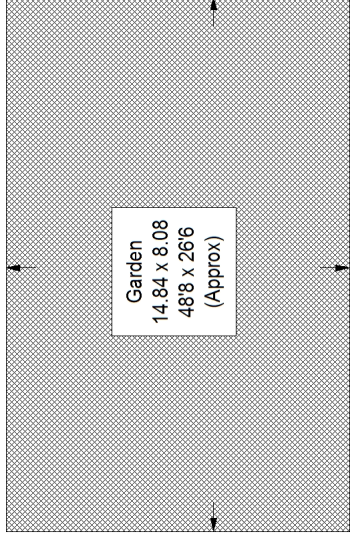
Rosendale Road, SE21

Approximate Gross Internal Area

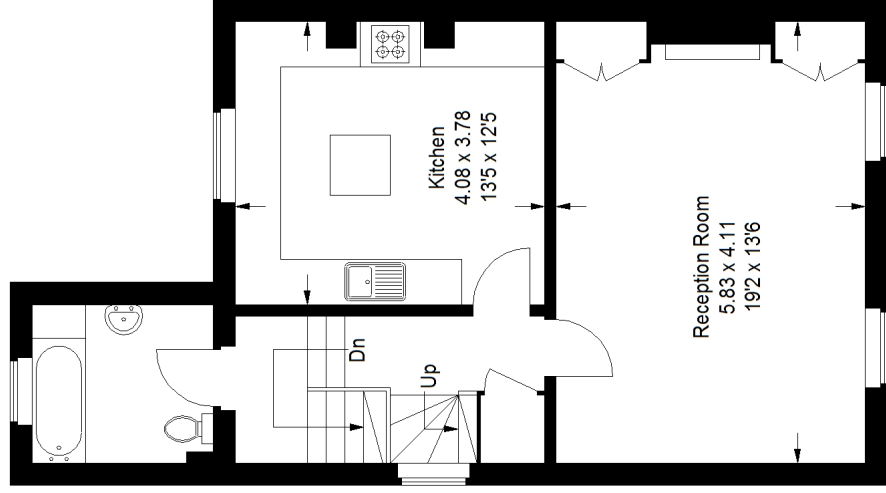
112.0 sq m / 1205 sq ft

Office = 9.0 sq m / 97 sq ft

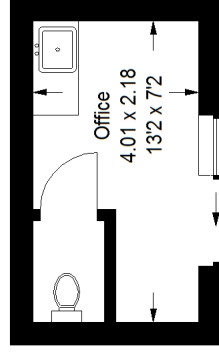
Total = 121.0 sq m / 1302 sq ft



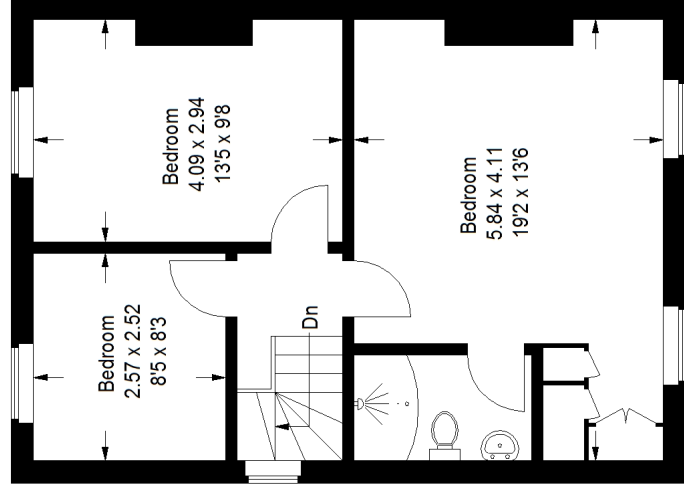
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	75 C
39-54	E		
21-38	F		
1-20	G		

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