



Rosendale Road, SE21
Offers in excess £450,000

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In general

- An attractive second floor Victorian conversion apartment for sale
- Upgraded and modernised to a very high standard
- Two bedrooms
- Lounge/dining room
- Modern bathroom
- Delightful rear garden
- Very well presented throughout
- Popular location
- Share of freehold

In detail

An attractive second floor Victorian conversion apartment for sale situated on this popular residential road in West Dulwich.

The property has been upgraded and modernised by the current owner to a high standard creating a very well presented interior. The accommodation comprises of two bedrooms, lounge/dining room, fitted kitchen and modern bathroom. Externally to the rear there is a delightful rear garden.

Rosendale Road is well located within easy reach of West Dulwich and Dulwich Village with their parks, outstanding schools, 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 and London Blackfriars).

Internal viewing of this lovely apartment is advised. Offered with a share of freehold.

EPC: D | Council Tax Band: C | Lease: 181 years remaining | SC: £500 pa | GR: Nil | BI: TBC

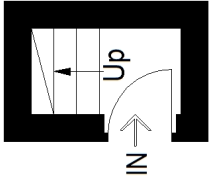


Floorplan

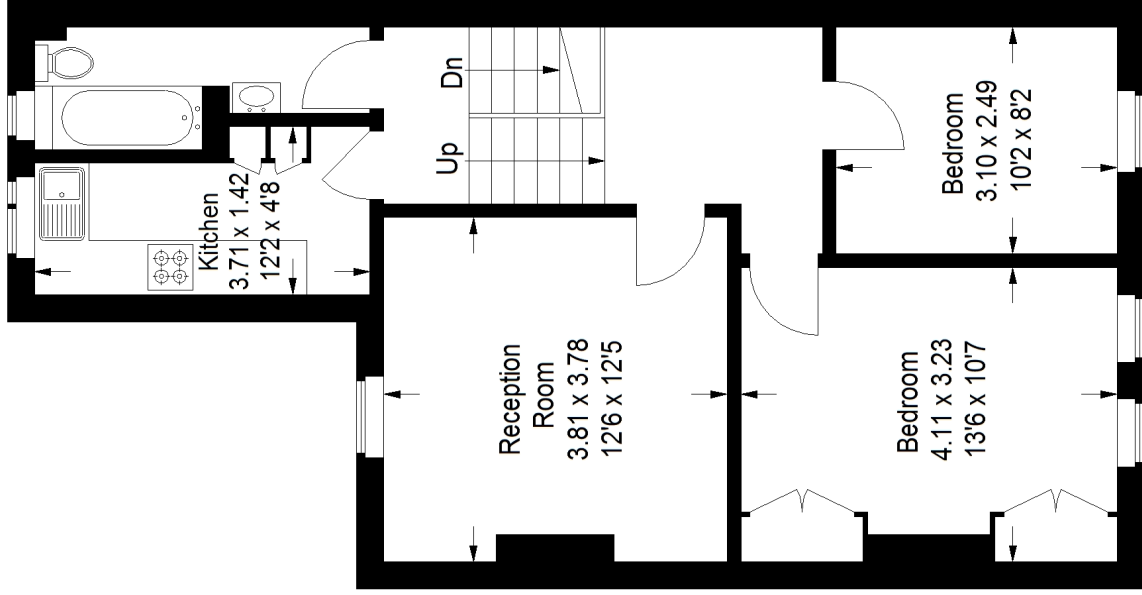
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Approximate Gross Internal Area

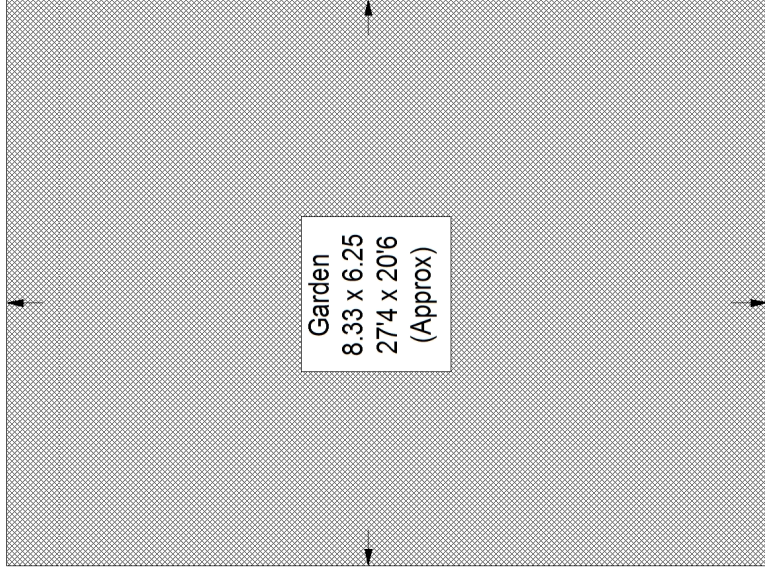
60.9 sq m / 656 sq ft



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

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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	62 D	80 C
39-54	E		
21-38	F		
1-20	G		

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