



Rosendale Road, SE21  
£425,000

020 8702 8111  
[pedderproperty.com](http://pedderproperty.com)

**pedder**



# In general

- A recently refurbished Victorian conversion flat
- Two double bedrooms
- Lounge/dining room
- Fitted kitchen
- Modern bathroom
- Useful loft storage
- Very well presented
- Sought after location
- Offered with no onward chain

# In detail

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

The property has recently been refurbished including upgraded electrics with new fuse board and central heating system with a new 30kw efficient boiler. This light and bright apartment offers very well presented accommodation comprising two double bedrooms, lounge/dining room, fitted kitchen and modern bathroom. There is also access to a loft providing useful storage space.

Rosendale Road is very well located for access to West Dulwich and Dulwich Village with their numerous cafes, restaurants and popular parks. Local shops and restaurants can also be found nearby in Rosendale Road and Park Hall Road. West Norwood High Street is also close by offering a variety of shopping facilities.

Excellent rail links to central London are from West Dulwich (London Victoria/London Blackfriars), Tulse Hill (London Bridge/London Blackfriars) and West Norwood (London Bridge/London Victoria).

The property is offered with a new 999 year lease with peppercorn ground rent and there is also no onward chain. Internal viewing is advised.

EPC: D | Council Tax Band C | SC: TBC | GR: Peppercorn | Lease Remaining: 999 years



# Floorplan

## Rosendale Road SE21

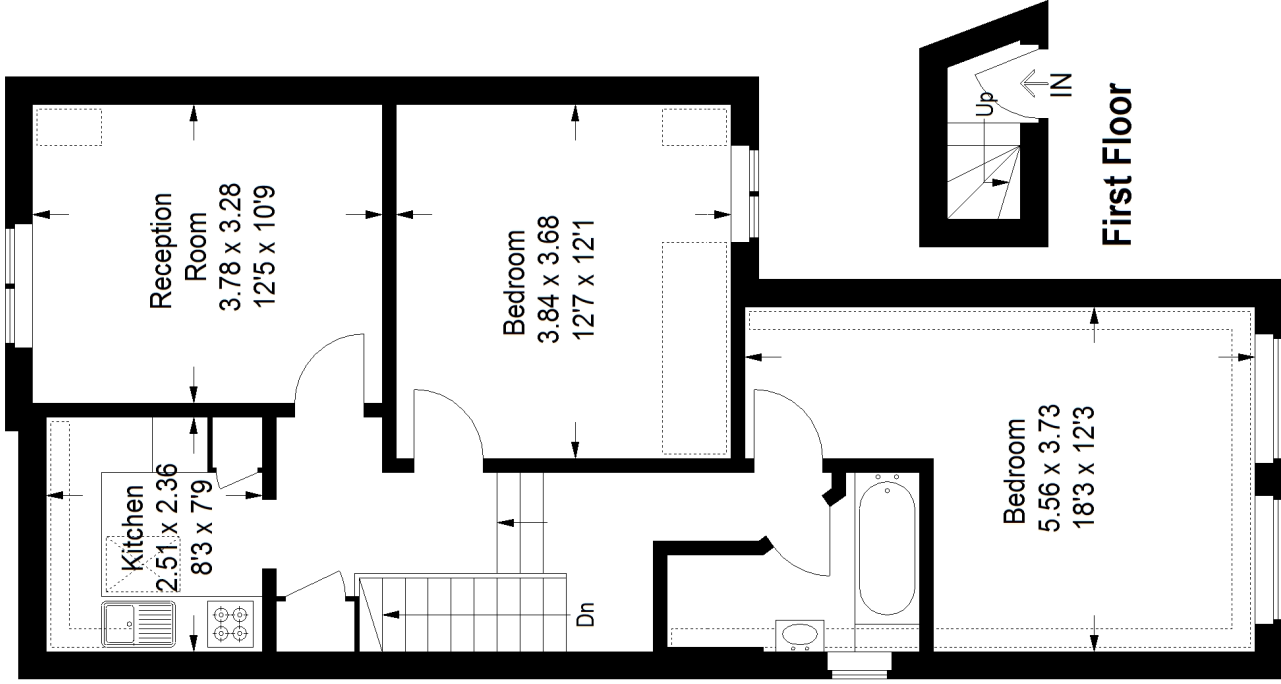


Approximate Gross Internal Area

First Floor = 1.6 sq m / 17 sq ft

Second Floor = 66.2 sq m / 713 sq ft

Total = 67.8 sq m / 730 sq ft



### Second Floor

 = Reduced Headroom Below 1.5 M / 5'0

Copyright [www.pedderproperty.com](http://www.pedderproperty.com) © 2022

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	66   D	70   C
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.