

HUNTERS®

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Ground floor flat 49 Rosendale Road, London, SE21 8DY

Asking Price £375,000

Property Images



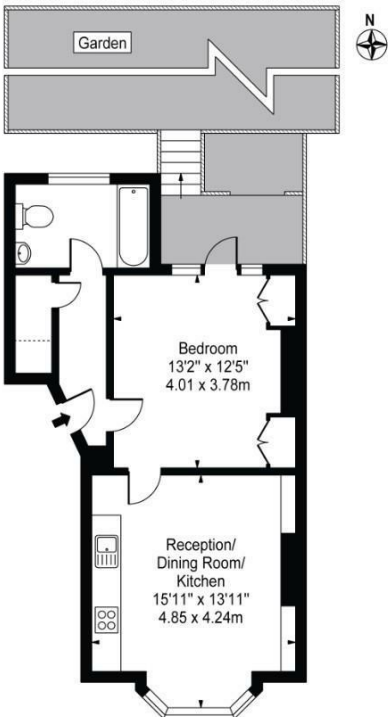
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Rosendale Road, SE21 8DY
Approx. Gross Internal Area 495 Sq Ft - 45.99 Sq M




Raised Ground Floor

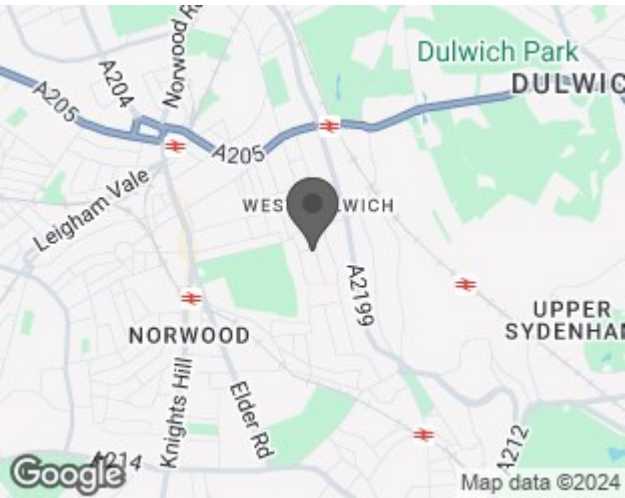
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Map



Details

Type: Flat Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Summary

Offered CHAIN FREE, BALCONY WITH DIRECT ACCESS TO GARDEN, located on the upper ground floor of a period building, renovated one bedroom property offering approximately 14 minutes walk (Google maps) to west Dulwich station and is in proximity to many amenities.

Features

• CHAIN FREE • BALCONY • Long lease • Direct access to garden • Period building • Period features • Open Plan Living Space • Circa 495 sqft • HIGHLY ACCLAIMED SE21 POSTCODE

Description

EPC - D

COUNCIL TAX BAND C

LEASEHOLD

PLEASE VIEW OUR 360 DEGREE INTERACTIVE TOUR VIA THE VIRTUAL TOUR LINK. You can also see our full walk through the link to YouTube or a short video walk through via the link to TikTok.

Contact Hunters to arrange for FREE mortgage advice and obtain a MULTI LENDER agreement in principle.

Contact Hunters to arrange your free conveyancing quotation. Find out about potential costs including stamp duty, local authority and other searches from our partner conveyancing firm who have been voted in the top 1% of firms in the country.

This one bedroom flat is being offered CHAIN FREE and is set on the upper ground-floor of a period building circa 0.6 miles from West Dulwich station. Refurbished by the current owner the design is modern and spans approximately 495sqft, including period features and offering one double bedroom, BALCONY WITH DIRECT ACCESS TO THE GARDEN, open plan kitchen living space with a custom-made kitchen and a refurbished bathroom.

The owner has also informed us they have renewed gas pipes and electrics in the property.

This property would be perfect for someone looking to buy their first home and is being offered with a 99-year lease.

Rosendale Road is very well located, and residents can enjoy a plethora of bars, restaurants and coffee shops as well as extensive parks and open green spaces.

Nearby West Dulwich station offers train services into London Victoria and London Blackfriars.

The property is offered with no onward chain and early viewing is advised.

Schools:

There are 3 schools locally that are under 1-mile.

Elm Wood Primary is approximately 0.7 miles and is rated Outstanding by Ofsted.
Dulwich Primary is approximately 0.9 miles.

Kingsdale Foundation is approximately 0.8 miles and is rated Outstanding by Ofsted.

Transport:

West Dulwich is approximately 0.6 miles.
Sydenham Hill is approximately 0.9 miles.

West Dulwich goes directly to London Victoria

There are also multiple buses serving surrounding areas and the City of London

Recreation and Amenities:

Locally residents can enjoy multiple parks and green spaces including Dulwich Park, Belair Park and the Horniman Gardens and Museum

There are also a plethora of boutique coffee shops, restaurants and bars to be enjoyed locally.

Verified Material Information

Asking price: Guide price £375,000

Council tax band: C

Council tax annual charge: £1658.14 a year (£138.18 a month)

Tenure: Leasehold

Lease length: 99 years remaining (99 years from 2024)

Ground rent: £25 pa

Service charge: £183.75 pa

Property type: Flat

Property construction: Standard form

Number and types of room: 1 bedroom, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing and Triple glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Lateral living and Level access

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: Survey Instructed

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.