

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Rosendale Road, London, SE21 8LG**

Conversion Flat  
One Double Bedroom  
Open Plan Lounge/Kitchen  
No Onward Chain  
Well Presented

**£340,000 Leasehold - Share of Freehold**

**TO VIEW THIS PROPERTY CALL: 020 8670 9111**

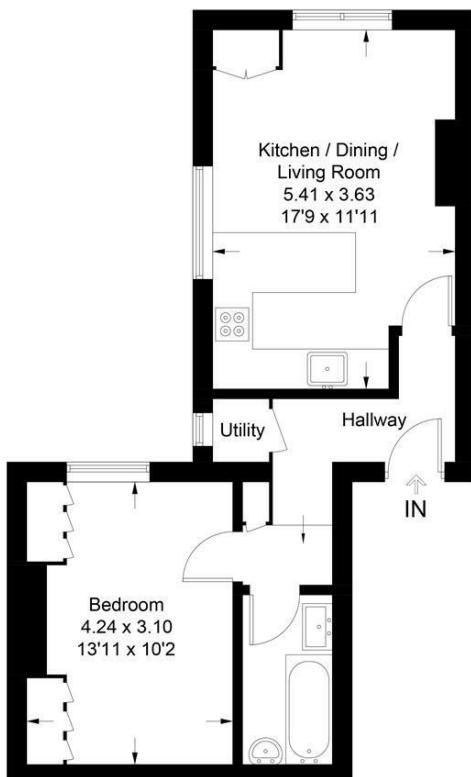
Email: [norwood.sales@stapletonlong.co.uk](mailto:norwood.sales@stapletonlong.co.uk)

[www.stapletonlong.co.uk](http://www.stapletonlong.co.uk)

This fantastic split level first floor conversion apartment located within walking distance of West Dulwich train station, and the various bars, restaurants and shops. This well presented property comprises of entrance hall, open plan lounge kitchen, fitted cupboard housing the washing machine, bathroom and one double bedroom with fitted wardrobes. Other benefits include gas central heating and no onward chain. The property demands your full attention, view now to avoid disappointment.

### Rosendale Road, SE21

Approximate Gross Internal Area = 43.9 sq m / 472 sq ft

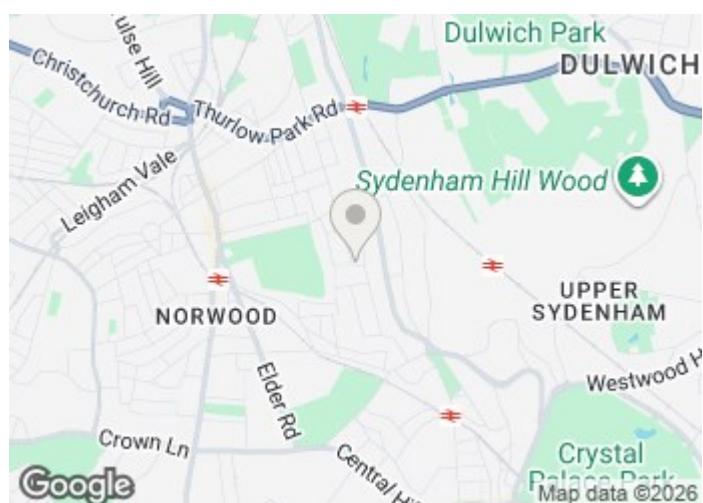


### First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1209567)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.

Share of Freehold, lease remaining 959 years

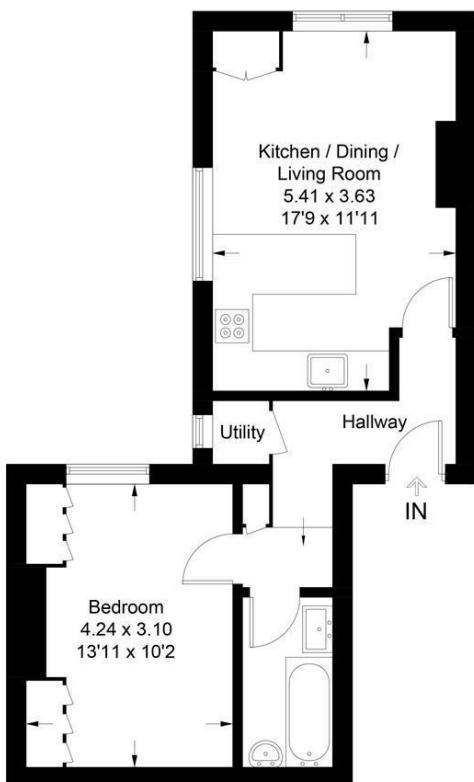
Service Charge including, Building Insurance and Ground Rent: £90 per month

Epc rating: C

Council Tax Band: C

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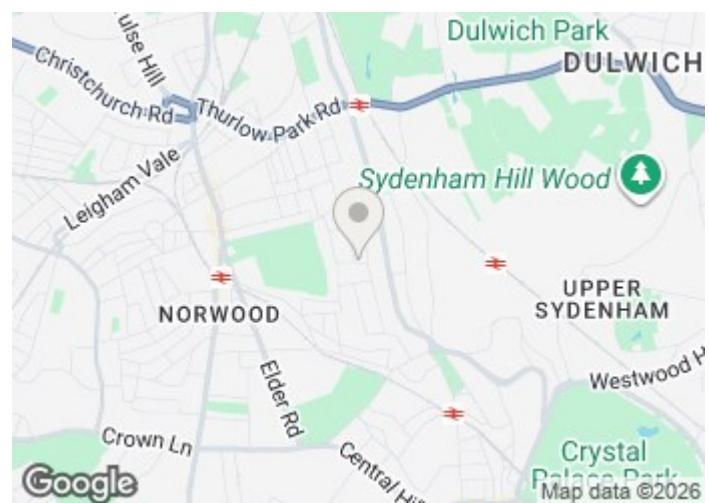


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