



ROSENDALE ROAD

West Dulwich, SE21



HIGHLY-DESIRABLE, SUBSTANTIAL FAMILY HOME

This property boasts an extensive, West-facing garden and off-street parking on the charming, treelined Rosendale Road. Families benefit from access to an excellent range of independent and state schools as well as close proximity to West Dulwich and Tulse Hill stations.



Local Authority: London Borough of Lambeth
Council Tax band: G
Tenure: Freehold

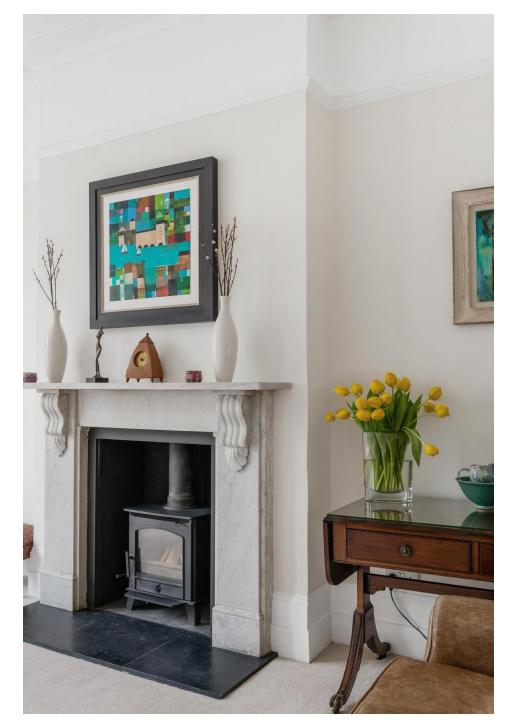
Guide Price: £2,600,000

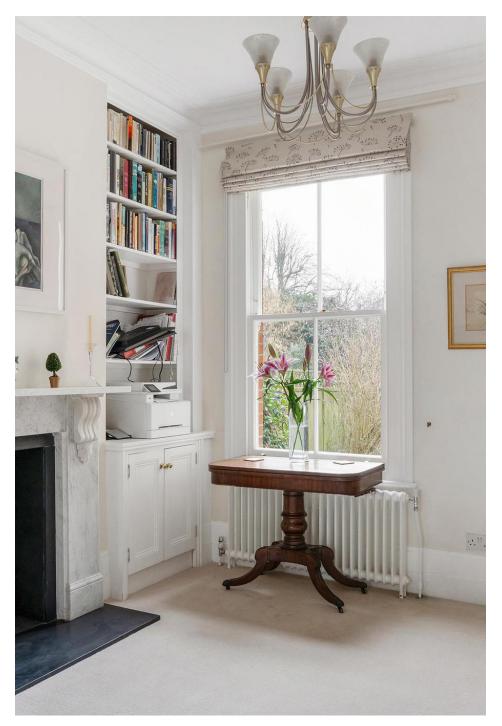


A WONDERFUL DOUBLE-FRONTED PROPERTY

This spacious Victorian home offers nearly 4,000 sq ft of well-proportioned accommodation including six to seven spacious bedrooms, four bathrooms as well as four reception rooms. The house also benefits from a large West facing garden as well as off-street parking for multiple cars.

The wide central entrance hall opens on to two spacious double reception rooms, one on either side of the property. The formal living room has a lovely dual aspect overlooking the garden, whilst the other is used currently as a family room, which opens through to a large kitchen/diner accessing the wonderful 100 ft garden. A guest bathroom completes this floor. The lower ground floor provides two additional rooms, one of which is currently used as a gym while the other houses the laundry as well as providing access to extensive storage. Upstairs and spread across two floors, there are six light and airy bedrooms, including two bedroom suites, a family bathroom and a separate study.













Approximate Gross Internal Area = 278.4 sq m / 2997 sq ft (Excluding Eaves Storage / Basement) Basement = 84.3 sq m / 907 sq ft Eaves Storage = 4.5 sq m / 48 sq ft Approximate Gross Internal Area = 367.2 sq m / 3952 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted to tell you more.

Camilla Heywood 020 3815 9410 camilla.heywood@knightfrank.com

Knight Frank Dulwich Village 1C Calton Avenue SE21 7DE

Knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank b.2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London WIU 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.