



## 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.



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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.

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