



Rosendale Road, SE21
Offers in excess £400,000

020 8702 8111
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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 | Lease Remaining: 999 years | SC: TBC | GR: Peppercorn | BI: TBC



Floorplan

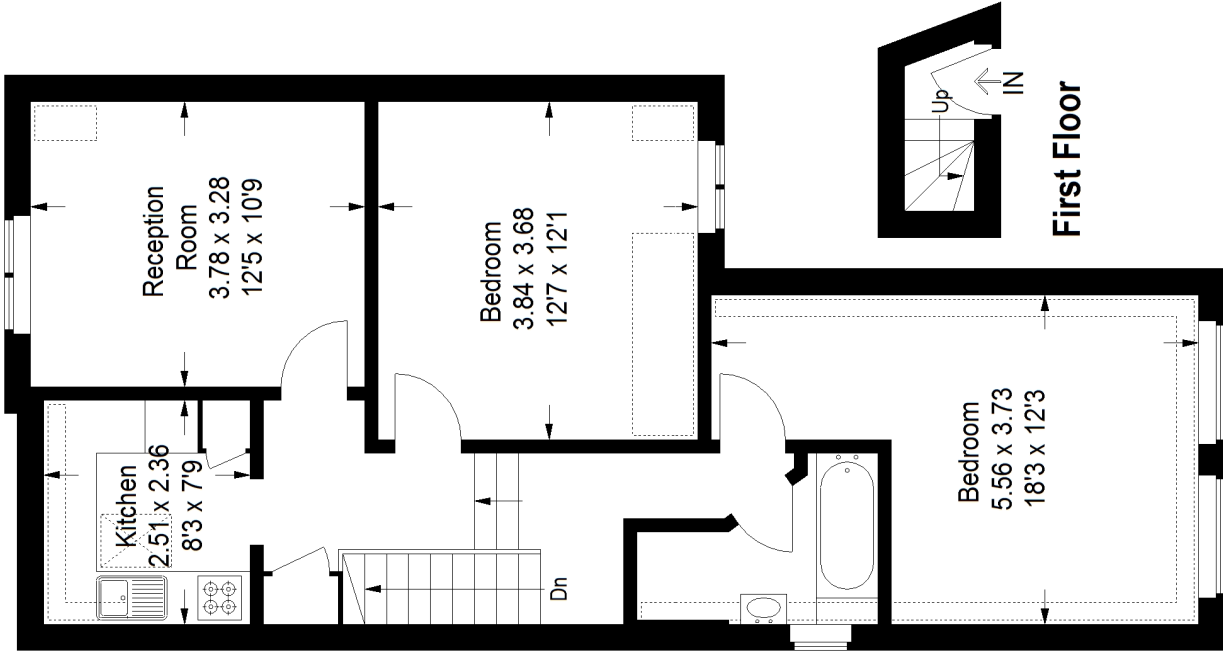
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Approximate Gross Internal Area

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

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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		

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