



Rosendale Road, SE21  
Offers in excess of £350,000

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# In general

- A stunning first floor period conversion flat for sale set within this very attractive Victorian building
- Recently refurbished to a very high standard
- One double bedroom
- Lounge/dining room
- Re-fitted kitchen
- Re-fitted bathroom
- New solid wood flooring to the living area
- Beautifully presented throughout
- Sought after location
- No onward chain

# In detail

A stunning first floor period conversion flat for sale set within this very attractive Victorian property and located on a popular residential road in West Dulwich.

The property has recently undergone a complete programme of refurbishment, including re-fitted kitchen and bathroom and new solid wood flooring to the living area. Large sash windows in the reception room and bedroom allow natural light to flood into the property. The interior has been finished to a very high standard and is beautifully presented throughout. The accommodation comprises a spacious double bedroom, lounge/dining room open-plan to a re-fitted kitchen and a modern re-fitted bathroom.

Rosendale Road is very well located for access to West Dulwich and Dulwich Village with their numerous boutiques, cafes, restaurants and popular parks. Local shops and restaurants can be found nearby in Rosendale Road and Park Hall Road. Excellent rail links to central London are from West Dulwich (London Victoria/London Blackfriars) and Tulse Hill (London Bridge/Thameslink line to London Blackfriars and St Pancras).

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

EPC: C | Council Tax Band: C | Lease: 103 Years Remaining | SC: £1,250 pa | GR: £150 | BI: Incl. in SC

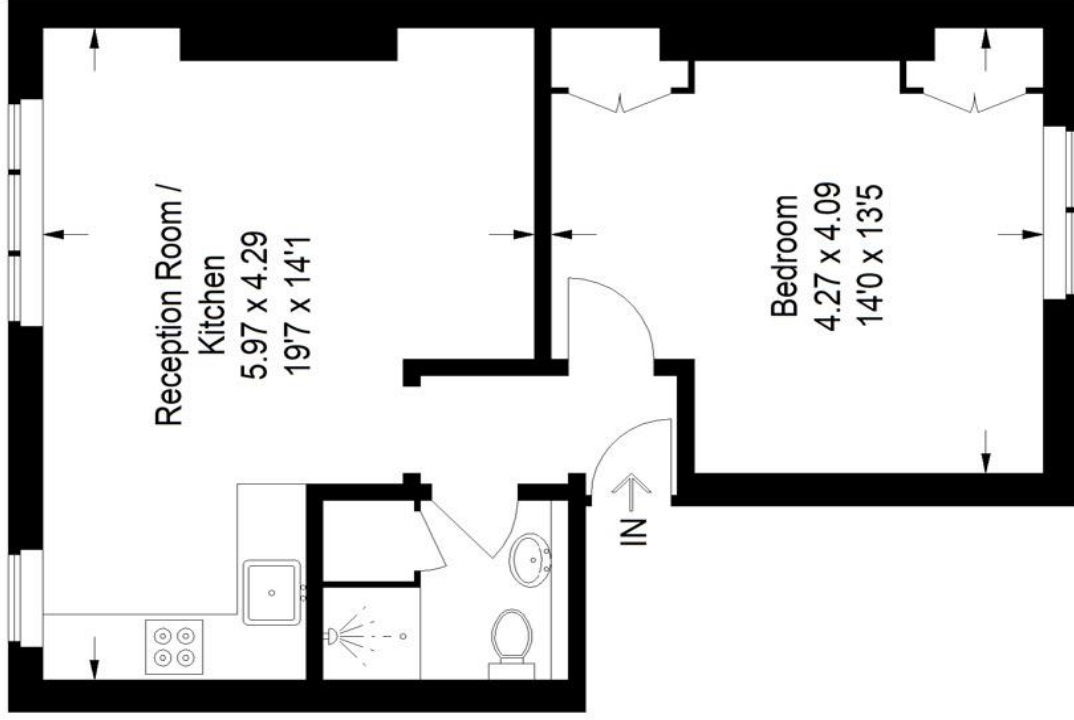




# Floorplan

## Rosendale Road, SE21

Approximate Gross Internal Area  
44.8 sq m / 482 sq ft



### First Floor

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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             | 70 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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