



Rosendale Road, SE21 | Offers In Excess Of £400,000

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## In General

- A stylish and refurbished period conversion apartment for sale
- Two good size bedrooms
- Reception room open-plan to a fitted kitchen
- Modern bathroom
- Communal garden to the rear of the building
- Very well presented throughout
- Sought after location close to amenities and transport links
- Offered with a share of the freehold

## In Detail

A stylish and refurbished period two bedroom conversion apartment for sale situated on this popular residential road in Rosendale Road, West Dulwich, SE21.

The property is set on the 2nd floor of a purpose built Victorian building and offers particularly attractive accommodation comprising 2 double bedrooms, an open-plan reception room with fitted kitchen and a modern bathroom. Externally to the rear there is an attractive communal garden.

The property is well located for access to West Dulwich and Dulwich Village with their artisan cafes, restaurants and parks, Crystal Palace centre is also close-by offering numerous shopping and leisure facilities. Excellent rail links to central London are from nearby West Dulwich (Victoria/Blackfriars) and Tulse Hill (London Bridge and Thameslink).

The property is offered with a share of the freehold.

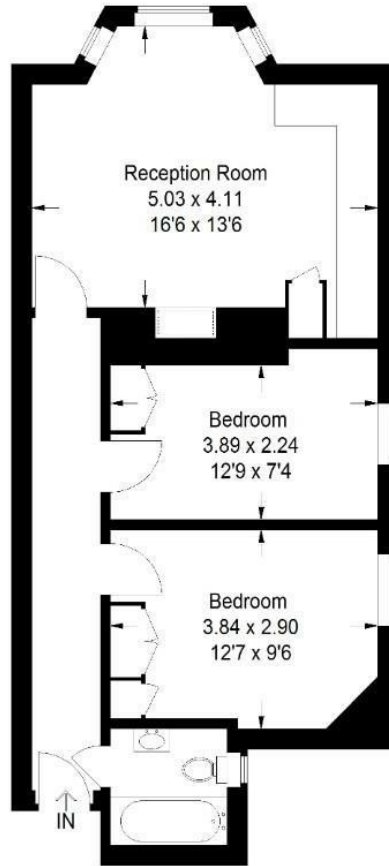
EPC: D | Council Tax Band: C | Lease: 940 years remaining | SC: £231.93 pm | GR: £100 pa | BI: Inc. in SC



# Floorplan

Rosendale Road, SE21

Approximate Gross Internal Area  
53.4 sq m / 575 sq ft



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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.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
102 plus) A	68
81-101) B	
69-80) C	
55-68) D	
39-54) E	
21-38) F	
1-20) G	
Not energy efficient - higher running costs	77

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