

**HARVEY &
WHEELER**
ESTABLISHED 1855



ROSENDALE ROAD, WEST DULWICH, SE21 8LG



A substantial double fronted detached period family house with large garage to the side and a further, integral garage.

The property offers huge potential for further extension subject to any necessary planning consents. Well situated for the amenities of Dulwich and West Dulwich including schools, particularly for Dulwich College and Dulwich Prep London. The property retains much period character with sash windows, well-proportioned rooms, high ceilings, an elegant staircase with a curved wooden handrail. Having a total gross internal area of approximately 3,636 sq ft (338 sq m) including the two garages.

On the raised ground floor, there is a spacious reception room with bay window at the front. The double aspect reception room has an attractive Juliet balcony with views overlooking the landscaped rear garden. A third reception room opens with French doors onto a decked terrace also overlooking the garden.

On the lower ground floor, there is the kitchen with a bay window at the front and bi-folding doors at the rear opening onto the garden. There are two cellars currently used as a utility room, separate wine cellar and a separate WC with wash basin.

On the first floor, there is a large master bedroom suite with large dressing room and bathroom with walk in shower and bath.

There are four further bedrooms, two bathrooms and a separate shower room all with W.C.'s.

The nearest Station is West Dulwich with regular services to Victoria. Tulse Hill station is nearby with Thameslink services to St Pancras (Blackfriars, etc.) and direct to London Bridge.

EPC Rating (D)

ACCOMMODATION

5 Double Bedrooms

3 Bathrooms

Shower room

Separate WC

Two cellars

3 Reception rooms

Open plan kitchen with breakfast room

2 large garages (one integral)

Off street parking for several cars

Large rear garden

£2,950,000









ROSENDALE ROAD, SE21

Approx. Gross Internal Floor Area

House: 2900 Sq. ft/269.41 Sq. m (Excluding Eaves,

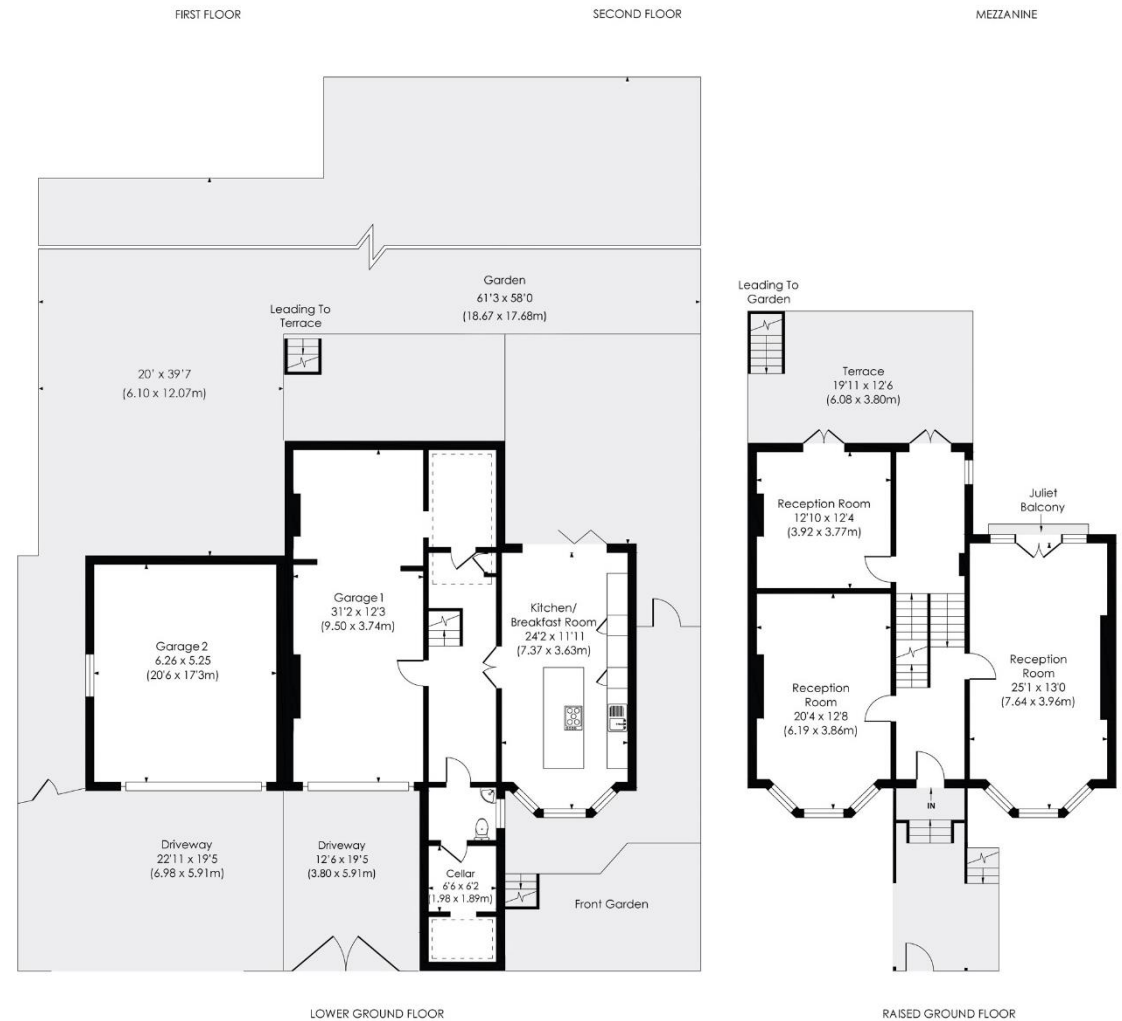
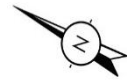
Reduced Height and Garages)

Eaves & Reduced Height: 611 Sq. ft/56.77 Sq. m

Garage 1: 382 Sq. ft/35.53 Sq. m

Garage 2: 354 Sq. ft/32.87 Sq. m

Total: 4247 Sq. ft/394.58 Sq. m



This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Viewing is recommended, but strictly by appointment with Sole Agents

harveywheeler.com

Prospective purchasers are reminded that, whilst these details are believed to be correct, if there is any point of particular importance, we would be pleased to check the information prior to viewing, particularly when travelling some distance to view.

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars. Intending purchasers must verify all statements by inspection or otherwise.

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