



Rosendale Road, London, SE21 8LF

**Well Presented First Floor Maisonette
Two Bedrooms
Prime Location**

£410,000 Leasehold

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

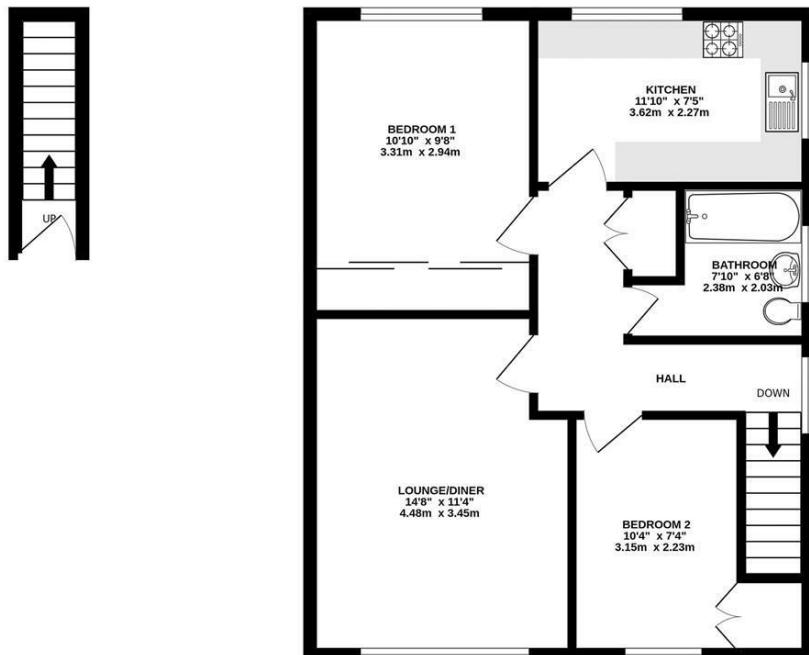
www.stapletonlong.co.uk

This fantastic well presented first floor maisonette located on this prime residential road with easy access to West Dulwich Train Station and the various amenities including shops, bars and restaurants. The property comprises of private entrance door, main reception room, separate fitted kitchen, bathroom and two bedrooms. Other benefits include gas central heating and double glazed windows.

This property demands your full attention, view now to avoid disappointment

GROUND FLOOR
30 sq.ft. (2.8 sq.m.) approx.

1ST FLOOR
596 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 626 sq.ft. (58.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms, etc. are approximate. The vendor, agent and their employees do not guarantee the accuracy of these dimensions, areas or any other details contained in these particulars. No liability is accepted for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	69	76
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

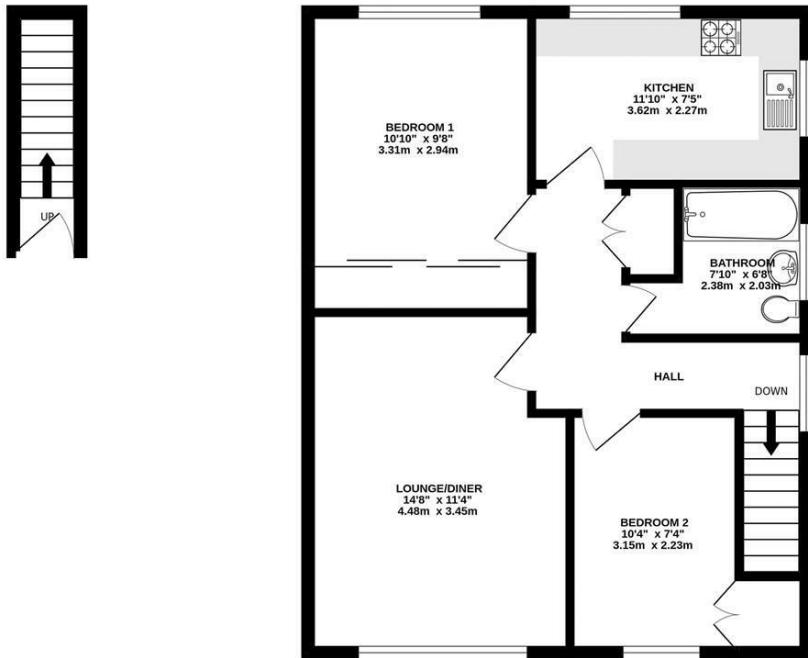


Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.

EPC Rating: C
Council Tax Band: C

GROUND FLOOR
30 m² R (0.9 sq.m) approx.

1ST FLOOR
596 m² R (55.3 sq.m) approx.



TOTAL FLOOR AREA: 626 sq.ft. (58.1 sq.m.) approx.
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