



Rosendale Road, SE21  
OIEO £375,000

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# In general

- A second floor period conversion flat for sale
- Light and bright accommodation
- One double bedroom
- Lounge/dining room
- Integrated kitchen appliances
- Modern bathroom
- Well presented throughout
- Popular location
- Offered with no onward chain

# In detail

A second floor period conversion flat available for sale set within a very attractive Victorian building, located on a popular residential road in West Dulwich.

The property is presented in attractive decorative order and offers light and bright accommodation comprising one double bedroom, lounge/dining room, kitchen with integrated appliances, modern bathroom and sole access to the attic space.

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 also be found nearby in Rosendale Road and Park Hall Road. Excellent rail links to central London are from West Dulwich (Victoria/Blackfriars) and Tulse Hill (London Bridge/Thameslink line to London Blackfriars and St Pancras)

The property is offered with no onward chain and internal viewing is advised

EPC: E | Council Tax Band: C | Lease: 106 years remaining | SC: £0 | GR: £150 | BI: £1,250 pa



# Floorplan

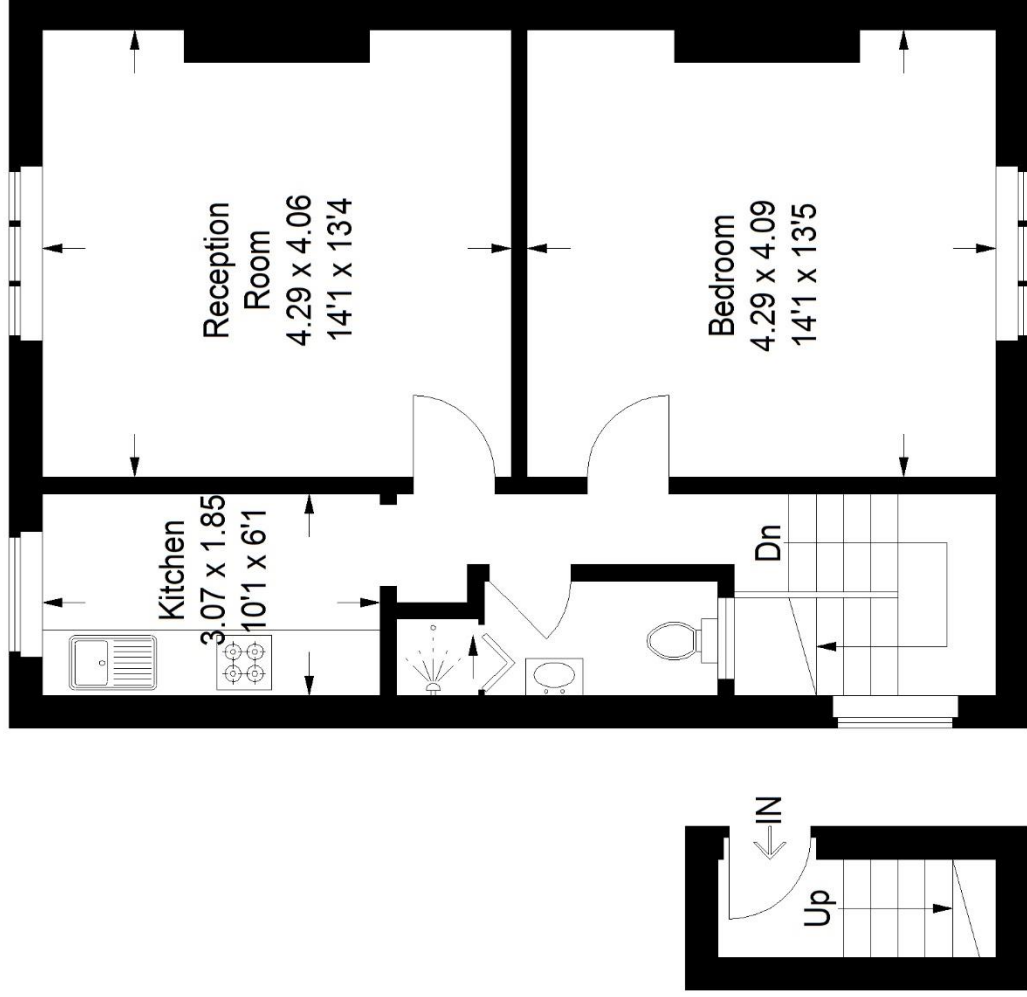
**Rosendale Road, SE21**

Approximate Gross Internal Area

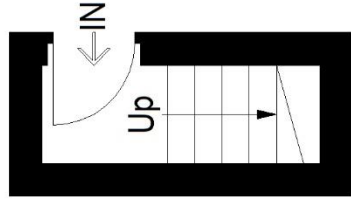
First Floor = 2.5 sq m / 27 sq ft

Second Floor = 53.4 sq m / 575 sq ft

Total = 55.9 sq m / 602 sq ft



**Second Floor**



**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		
55-68	D		67 D
39-54	E	50 E	
21-38	F		
1-20	G		

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