

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



## Rosendale Road, London, SE21 8DY

Spacious top floor conversion flat

Share of Freehold

Approx 573 sqft

Elegant period building

Short walk to West Dulwich station

Share of garden

**£385,000 Leasehold - Share of Freehold**

**TO VIEW THIS PROPERTY CALL: 020 8670 9111**

Email: [norwood.sales@stapletonlong.co.uk](mailto:norwood.sales@stapletonlong.co.uk)

[www.stapletonlong.co.uk](http://www.stapletonlong.co.uk)

We're pleased to present this spacious top floor conversion flat located on the popular Rosendale Road. Set over the top floor of this handsome Victorian building the property is superbly presented with beautiful attention to detail.

The flat benefits from double glazing throughout, a share of the west facing garden at the rear of the building and access to the large loft space which is partially boarded for extra storage. There is also ample free

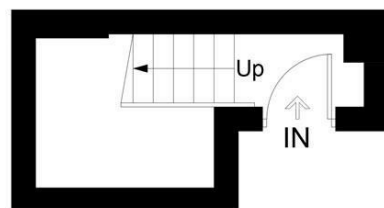
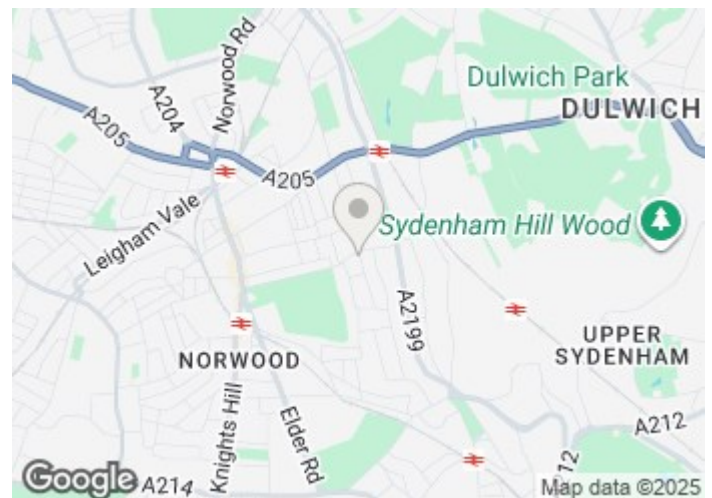


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriabs.co © (ID1237547)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		75	79
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
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parking.

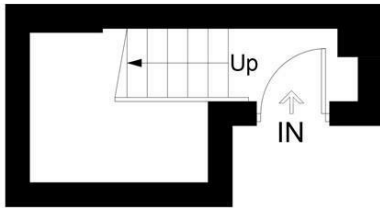
Rosendale Road is well located with West Dulwich on your doorstep and its range of independent shops, cafes and restaurants. Dulwich Village is a short walk with its parks, outstanding schools, shops and restaurants, Picture Gallery and golf course. Excellent rail links to central London are from nearby West Dulwich (Victoria, Blackfriars) and Tulse Hill (London Bridge and Blackfriars). Offered with Share of

**Rosendale Road, SE21**

Approximate Gross Internal Area = 53.26 sq m / 573.29 sq ft



**Second Floor**

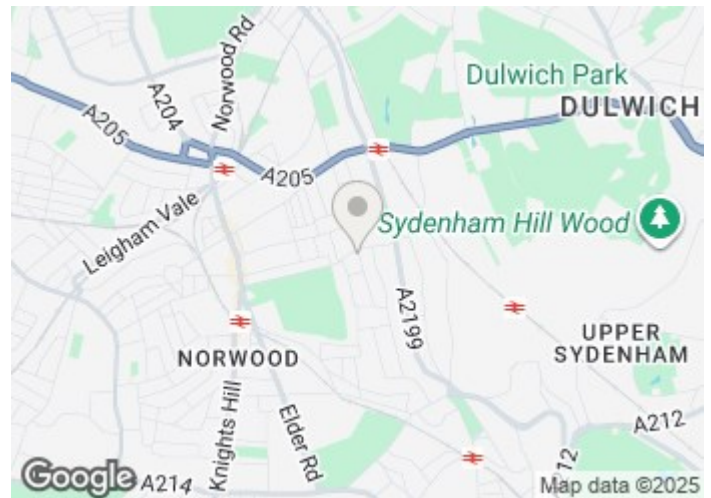


**First Floor**

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freehold. No onward chain

Tenure: Share of freehold

Peppercorn ground rent and no service charge. The owners discuss and arrange for any works to be done between themselves.

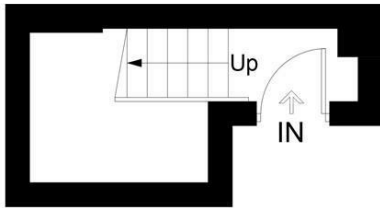
**EPC DATING: D**

**Rosendale Road, SE21**

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**Second Floor**

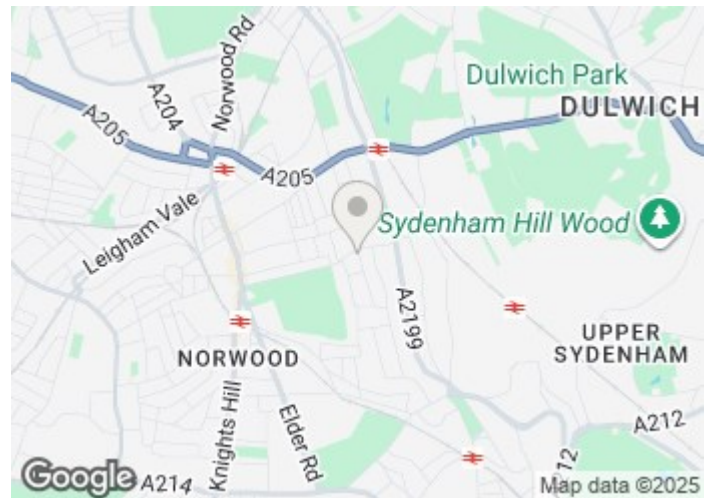


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