

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

£399,995 Leasehold - Share of Freehold

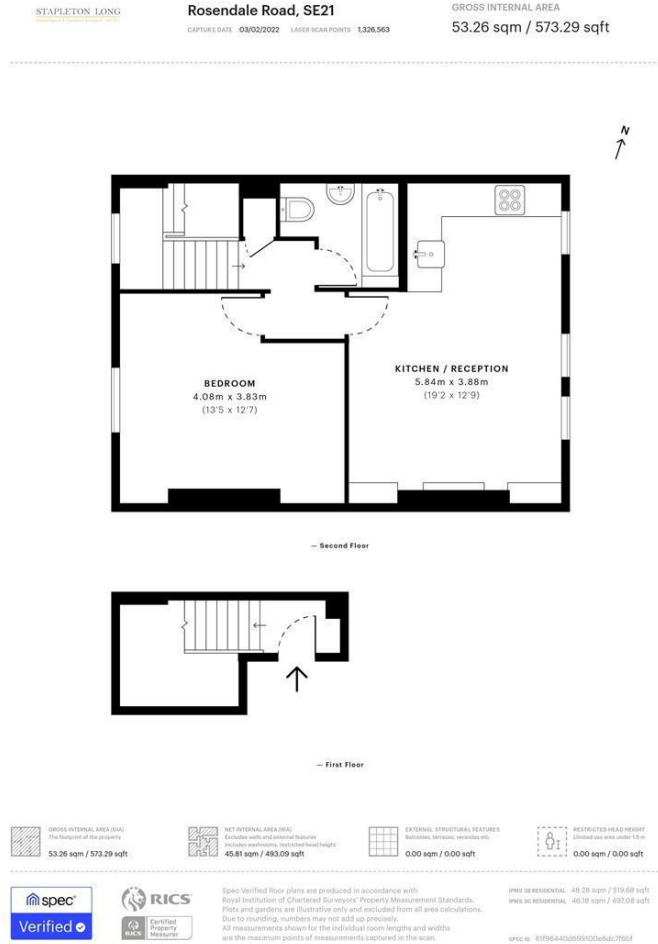
TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	75	79

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.

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

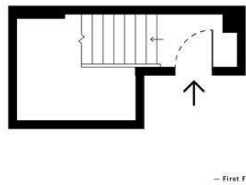
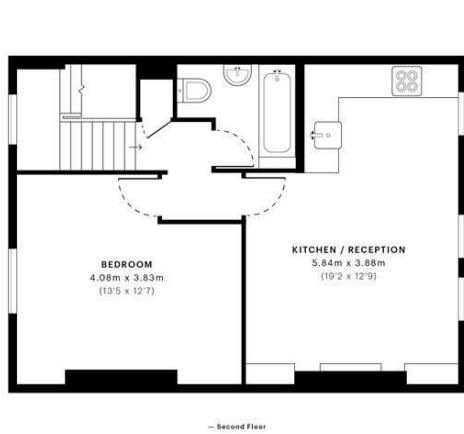
STAPLETON LONG

Rosendale Road, SE21

CAPTURE DATE: 03/02/2022 LASER SCAN POINTS: 1,326,563

GROSS INTERNAL AREA

53.26 sqm / 573.29 sqft



GROSS INTERNAL AREA (GIA) The floor to the top of the property 53.26 sqm / 573.29 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes mezzanine, suspended ceiling 45.81 sqm / 493.09 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT 1. Standard use area under 1.5m 0.00 sqm / 0.00 sqft
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Space Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Floor and garden areas are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

SWIA MEASUREMENTAL: 48.29 sqm / 519.68 sqft
SWIA SC MEASUREMENTAL: 46.18 sqm / 497.09 sqft
SWIA ID: 079564403959920046d47604f

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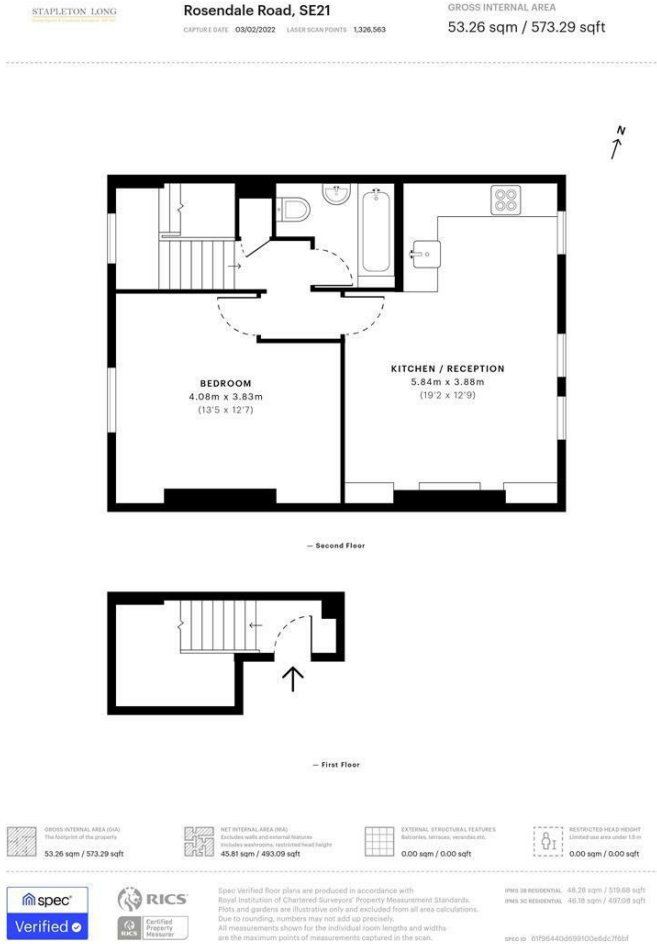


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freehold. No onward chain

Tenure: Share of freehold

EPC RATING: D



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