

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Rosendale Road, London, SE21 8DY

Conversion Flat

Top Floor

Well Presented

£399,995

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

This fantastic top floor share of freehold conversion flat located on the ever popular Rosendale Road, comprising of entrance hall, open plan lounge/kitchen, one double bedroom and a three piece bathroom. Other benefits include gas central heating, double glazed windows with wooden shutters and small section of rear garden.

Decorated to high standard throughout with viewings highly recommended!!



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.

EPC RATING: D

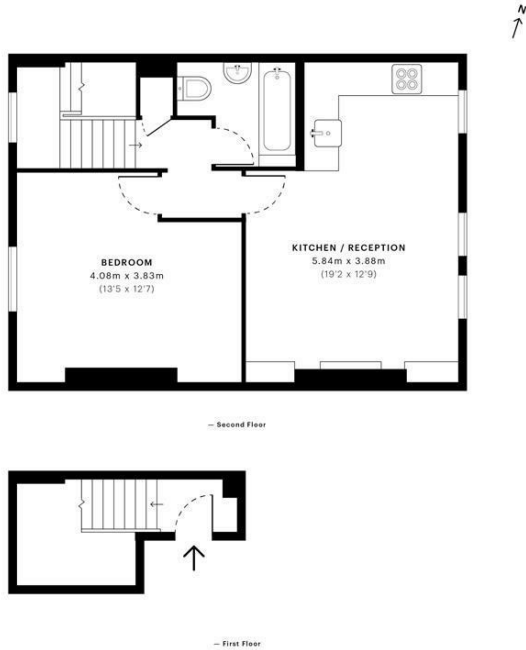
STAPLETON LONG

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-floor area of the property	NET INTERNAL AREA (NIA) Excludes walls and external features Includes mezzanine, restricted height	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc.	RESTRICTED HEAD HEIGHT Standard use area under 1.5m
53.26 sqm / 573.29 sqft	45.81 sqm / 493.09 sqft	0.00 sqm / 0.00 sqft	0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens 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.

SWA 3885858241 - 48.29 sqm / 519.68 sqft

SWA 3885858241 - 46.18 sqm / 497.09 sqft

SWA ID: 0795440395992046d47602f

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