

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

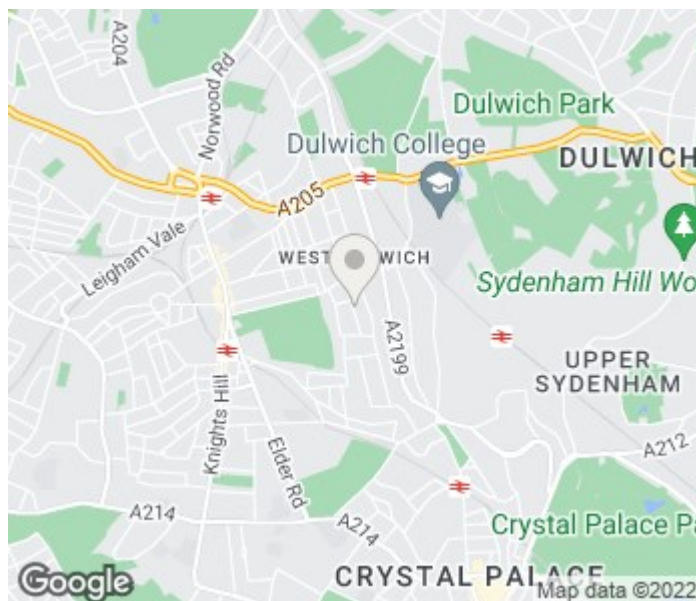
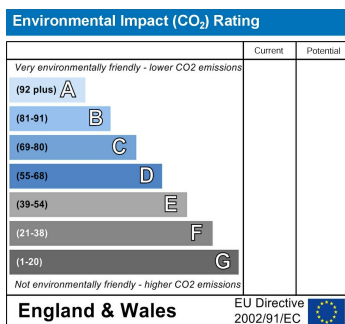
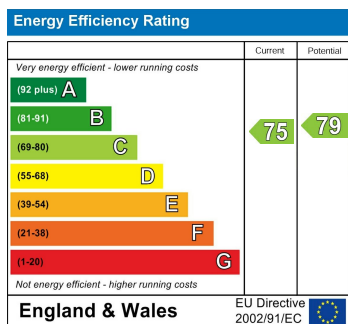
We're pleased to present this spacious top floor conversion flat located on the popular Rosendale Road. Set over the top floor of this handsome Victorian building the property is superbly presented with beautiful attention to detail.

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 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 freehold. No onward chain

Tenure: Share of freehold

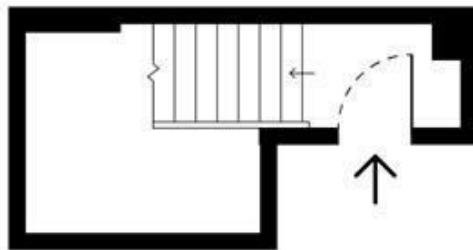
EPC RATING: D



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.



— Second Floor



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
53.26 sqm / 573.29 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
45.81 sqm / 493.09 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



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

IPMS 3B RESIDENTIAL 48.28 sqm / 519.68 sqft
IPMS 3C RESIDENTIAL 46.38 sqm / 497.08 sqft

spec id : 61f95440d699f00e6dc7f6bf