



Rosendale Road, SE21 | Offers In Excess Of £250,000

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# In General

- A Victorian conversion flat for sale in West Dulwich
- One double bedroom
- Lounge/dining room open-plan to
- Fitted kitchen
- Bathroom
- Delightful communal garden
- Popular location in the heart of West Dulwich
- Close to amenities and transport links
- Offered with no onward chain

# In Detail

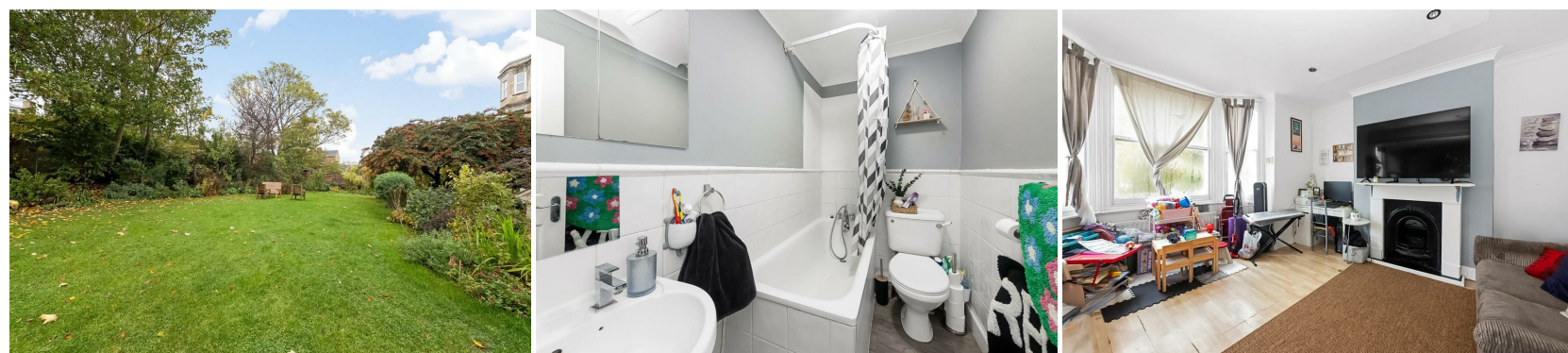
A one bedroom Victorian conversion flat for sale located on this popular residential road, in the vibrant heart of West Dulwich, SE21.

This apartment offers accommodation comprising of one double bedroom, a lounge/dining room open-plan to the kitchen and a bathroom. Externally to the rear there is a delightful communal garden.

The property enjoys a prime location in central West Dulwich, close to its array of local parks, shops, cafes, restaurants and pubs as well as easy access to Dulwich Village, Herne Hill, West Norwood and Crystal Palace. Excellent transport links provide fast and frequent connections to central London, with West Dulwich (Victoria/Blackfriars), Tulse Hill (London Bridge/Blackfriars/St Pancras) and West Norwood (London Bridge/Victoria/Clapham Junction) stations all within walking distance. Bus services to central London run along nearby Croxted Road. In addition bus route 322 runs along Rosendale Road with links to Brixton /Clapham Junction.

The property is offered with no onward chain.

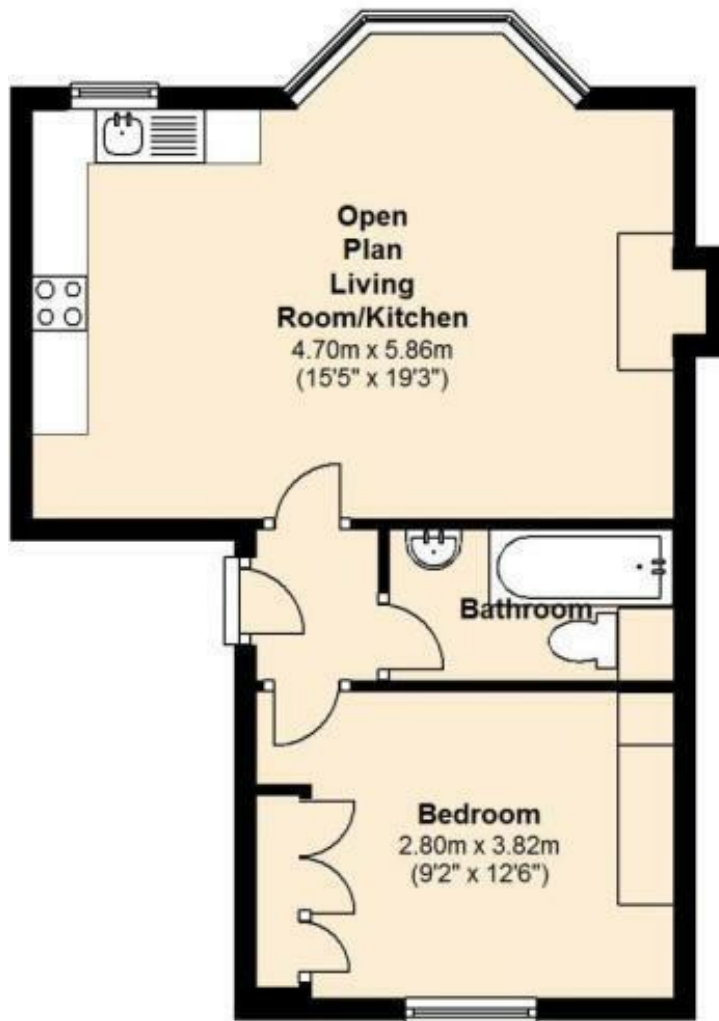
EPC: C | Council Tax Band: C | Lease: 103 years remaining | SC: £1,700 pa | GR: Incl. in SC | BI: Incl. in SC



# Floorplan

## Second Floor

Approx. 40.0 sq. metres (430.9 sq. feet)



Total area: approx. 40.0 sq. metres (430.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) 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	

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