



Rosendale Road, SE21 | £387,000

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# In General

- Private Entrance
- West Dulwich
- Close to Excellent Transport Links
- Fitted Kitchen
- Close to Excellent Schools
- EPC C
- First Floor

# In Detail

A two bedroom first floor maisonette with private garden for sale located on this popular residential road in West Dulwich.

The property is presented in attractive decorative order throughout and comprises two bedrooms, living room open-plan to a dining room, fitted kitchen and modern bathroom.

The property is conveniently located for access to West Dulwich and Dulwich Village with their numerous independent shops, cafes and restaurants.

Nearby Dulwich Park, Dulwich and Sydenham Woods, Belair Park and Brockwell Park offer beautiful green spaces.

Excellent rail links provide fast and frequent connections to central London from West Dulwich (London Victoria/London Blackfriars), Tulse Hill (London Bridge/London Blackfriars/Thameslink) and West Norwood (London Bridge/ London Victoria), all within walking distance.

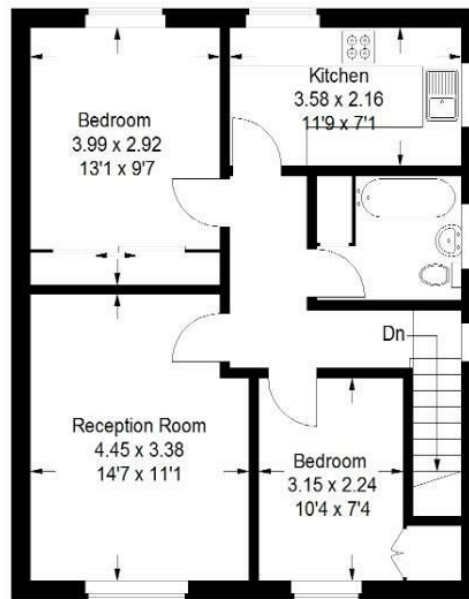
EPC: C | Council Tax Band: C | Lease: 88 years remaining | SC: £110 pa | GR: £10 pa | BI: TBC pa



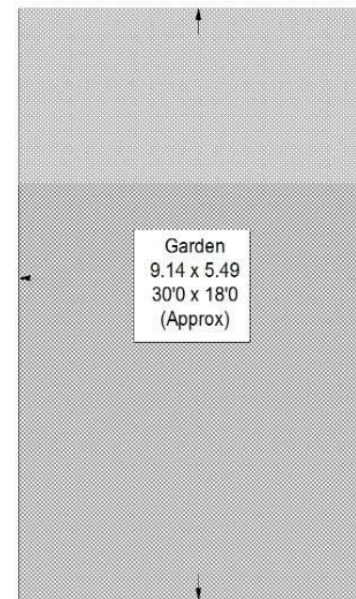
# Floorplan

## Rosendale Road, SE21

Approximate Gross Internal Area  
58.6 sq m / 631 sq ft



**First Floor**



(Not Shown In Actual  
Location / Orientation)

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Internal
102 plus) <b>A</b>	
81-101) <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>	
	69 → 76

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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