



ROSENDALE ROAD, WEST DULWICH, LONDON, SE21  
**£465,000 SHARE OF FREEHOLD**

## TWO BEDROOM FIRST FLOOR FLAT WITH BALCONY

West Norwood | 02086700035 | westnorwood@winkworth.co.uk

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## DESCRIPTION:

Located on a popular residential road in West Dulwich is this two bedroom, first floor, period conversion flat. Further accommodation comprises; reception room, kitchen/diner, bathroom, storage cupboard accessed via communal hallway and balcony. The property is well located for access to West Dulwich and Dulwich Village with their numerous shops, cafes, restaurants and popular parks. Local shops and restaurants can also be found nearby in Rosendale Road and Park Hall Road. Excellent rail links to central London are from nearby West Dulwich (Victoria/Blackfriars), Tulse Hill (London Bridge/Blackfriars/St Pancras via Thameslink) and West Norwood (London Bridge/Victoria). Council Tax Band C



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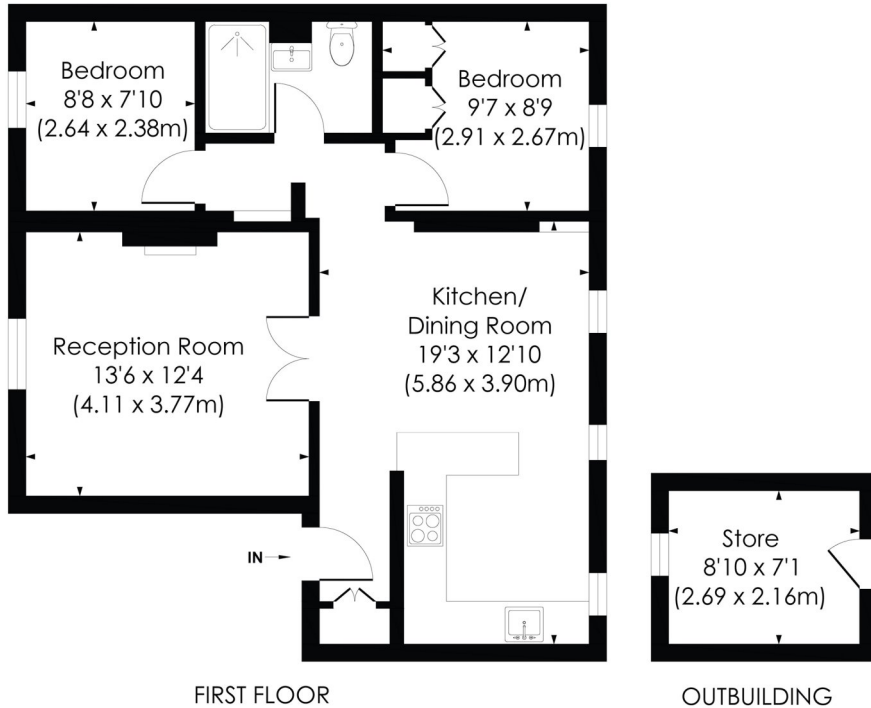
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# ROSENDALE ROAD, SE21

Approx. Gross Internal Floor Area

720 Sq. ft/66.87 Sq. m



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PROPERTY MARKETING

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	76	80
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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