



ROSENDALE ROAD, SE24  
£530,000 LEASEHOLD

Winkworth





## ROSENDALE ROAD, SE24

The property is conveniently located for the small shopping parade on Rosendale Road, and Brockwell Park is nearby with its cafe & lido. Ideal for first time buyers or those who would like a pied -et -terre in London.

This stunning 2 bedroom flat comprises reception/dining room with windows overlooking the communal gardens, kitchen, bathroom and en-suite shower room. The property further benefits from having a lift, allocated parking space and communal bicycle store is a perfect home to move straight into.

### AT A GLANCE

- Interior designed
- Private gated development
- Communal gardens
- Allocated parking space
- Lift access
- Communal bicycle store
- Great transportation links
- Long Lease

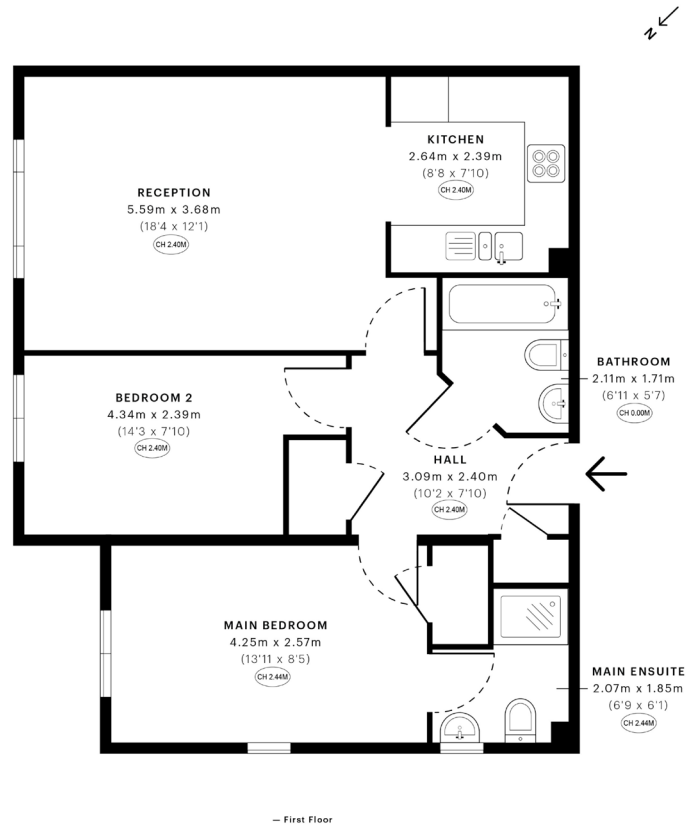
### LOCATION

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— First Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
62.71 sqm / 675.00 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Excludes mezzanine, mezzanine height  
59.37 sqm / 639.05 sqft

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

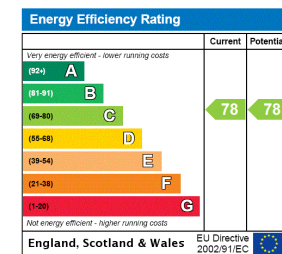
RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



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 1B RESIDENTIAL: 60.76 sqm / 658.01 sqft  
IPMS 1C RESIDENTIAL: 60.00 sqm / 648.00 sqft

SPREC ID: 563d27a5d8b4e4c0d1f7d7d66



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