



ROSENDALE ROAD, WEST DULWICH, LONDON, SE21
£600,000 LEASEHOLD

TWO BED GARDEN FLAT IN WEST DULWICH

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

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DESCRIPTION:

Located in West Dulwich is this well presented two-bedroom, Victorian flat. Further accommodation comprises reception room, kitchen, bathroom, workspace/ storage room, and private rear garden, and boasts newly installed and double-glazed front and back doors. Nearest transport is provided at West Dulwich and West Norwood stations with its frequent services to London Bridge and Victoria. The amenities of West Dulwich are close to hand as are the leisure centre and Picture House cinema at West Norwood.



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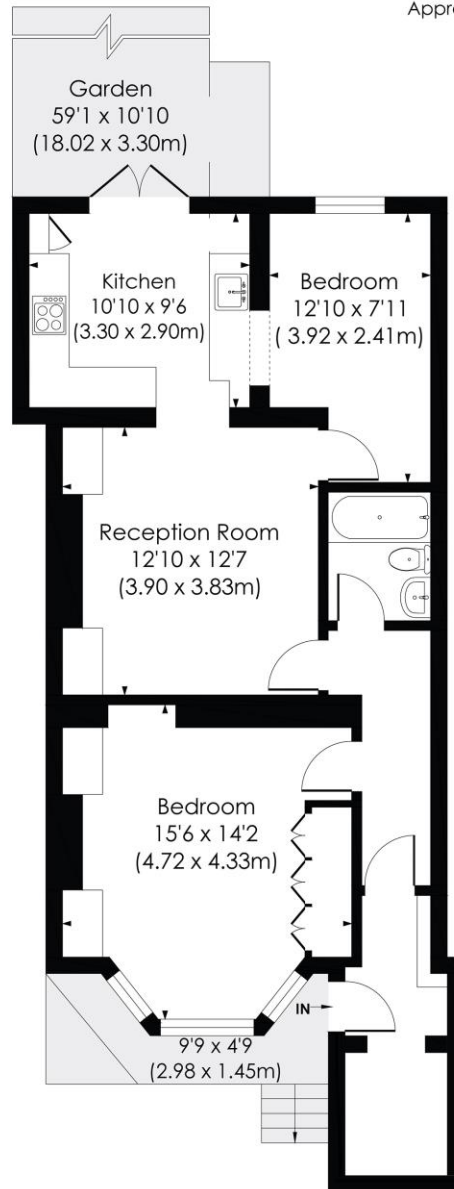
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ROSENDALE ROAD SE21

Approx. Gross Internal Floor Area

744 Sq. ft/69.13 Sq. m



LOWER GROUND FLOOR

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PROPERTY MARKETING

This floor plan has been prepared for illustration purposes only, in accordance with the latest RICS code of measuring and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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.

Tenure: Leasehold

Term: 112 year and 0 months

Service Charge: £1500 per annum

Ground Rent: £ 300 Annually (subject to increase)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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