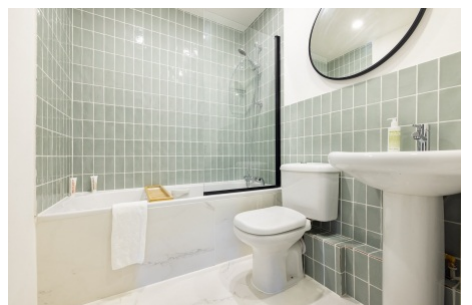


Rosendale Road, West Dulwich SE24

Tenure: Share of Freehold Borough: Lambeth

£530,000

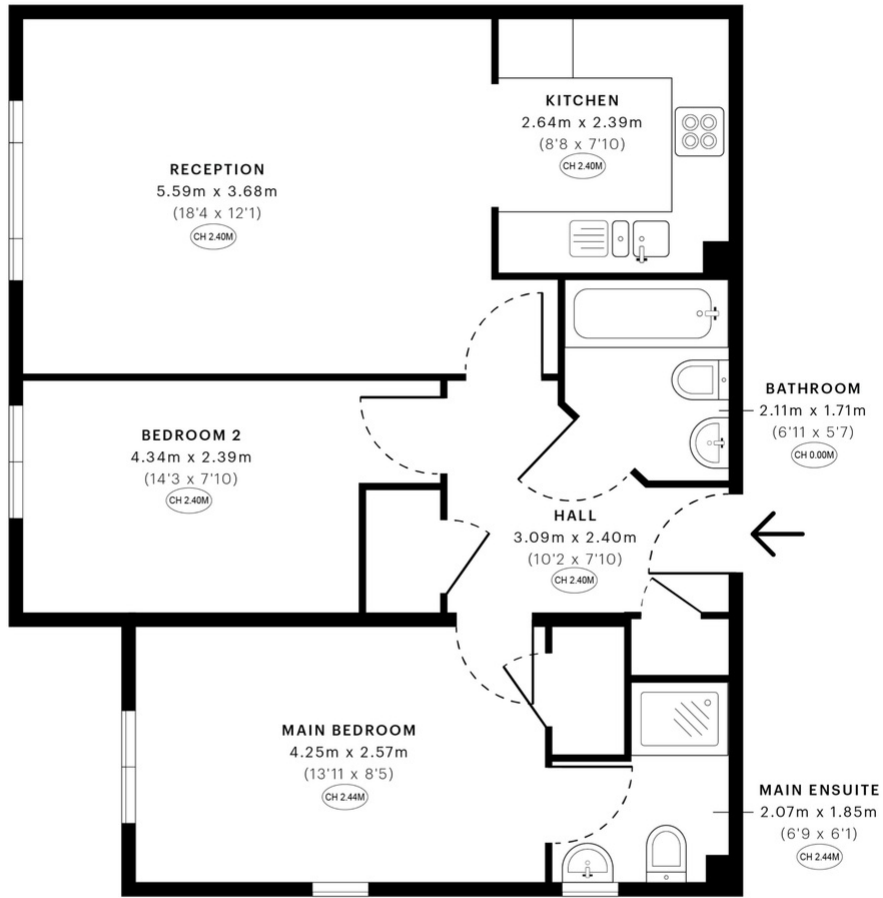
- Interior designed
- Private gated development



This stunning two 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, it is a perfect home to move straight into. 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.

Tenure: Share of freehold

Lease length: 103 years remaining. Currently converting to 999 years.



— 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
Includes walkways, restricted head height
59.37 sqm / 639.05 sqft

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

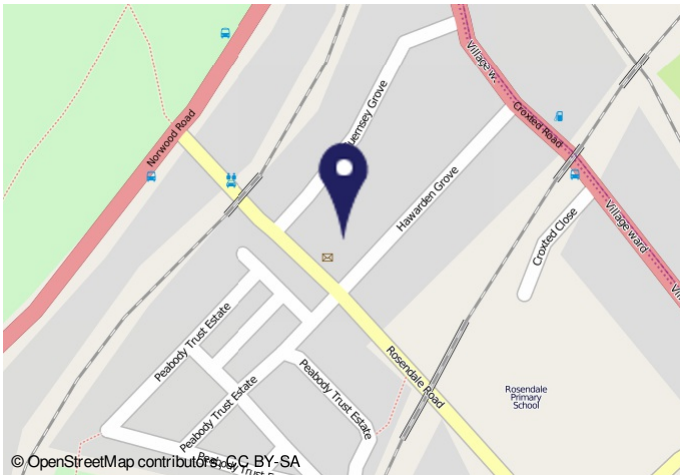
RESTRICTED HEAD HEIGHT
Limited use area under 1.8 m
0.00 sqm / 0.00 sqft



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.

SPMS 3B RESIDENTIAL 63.78 sqm / 686.52 sqft
SPMS 3C RESIDENTIAL 60.50 sqm / 651.22 sqft

SPEC ID 563d27a5d8b4e4c0dff7d7d66



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11:02 9/10 AM Energy performance certificate (EPC) - Final energy certificate - 000004

| Field | Value | Valid until | Issue date |
|------------------|------------------------------|-----------------------|--------------------------|
| Property address | Rosendale Road, London, SE24 | 31 December 2032 | 27 November 2022 |
| Energy rating | C | Current energy rating | 2020/08/01 17:00:00:0000 |

Property type: Mid-floor flat
Total floor area: 61 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#) (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/103442/landlord-guidance.pdf).

Energy efficiency rating for this property
This property's current energy rating is C. It has the potential to be C.
See [how to improve this property's energy performance](#).

The graph shows this property's current and potential energy efficiency.
Properties are given a rating from A (most efficient) to G (least efficient).
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.
For properties in England and Wales the average energy rating is D the average energy score is 60.

Important Notice
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.