



Rosendale Road, West Dulwich **SE21**





Description

This handsome double fronted, Edwardian family home totals in excess of 3,000 sq ft and offers plenty of living and spacious bedroom accommodation for the growing family.

An attractive monochrome tiled pathway leads to a pretty arched entrance, front door and through in to the welcoming hallway. The high ceilings are a typical feature of properties of this era and there are plenty of original features including ornate corncicing, centre roses and feature fireplaces. Underfloor heating also runs throughout the ground floor.

On either side of the entrance hall are front aspect receptions, currently set up as a living room and a study. To the rear is a formal dining room and a naturally lit kitchen entertaining space that opens on to a snug.

To the rear of the property is a wider than usual mature rear garden with plenty of flower beds, a greenhouse, shed and a pond.

Spread across the first and second floor are six well proportioned, bright and airy bedrooms, including a lovely principal bedroom with a dressing room. All bedrooms benefit from two bathrooms, one on each floor.

Location

Particularly well located for transport links, Rosendale Road offers a choice of three railway stations: West Dulwich (0.6 miles) and Tulse Hill (0.9 miles) with services to London Victoria and Blackfriars, West Norwood (0.9 miles) with services to Balham and Clapham Junction and Tulse Hill both offering Thameslink services.

The area has a wealth of sought-after state and independent schools including Rosemead Prep School, Oakfield Prep School, Dulwich Prep London, Alleyns, JAGS, Dulwich College and Sydenham High School.

There are plenty of local independent grocers, delicatessen, cafes and restaurants including The Rosendale gastropub which is within easy reach. The West Dulwich parade and West Norwood High Street has supermarkets, the Picturehouse cinema and the library is a short walk away. A little further away is Dulwich Village and Herne Hill with its busy Sunday farmers' market. Dulwich Park, Brockwell Park, Bel Air Park and Norwood Park are all within a pleasant walk. All distances are approximate.



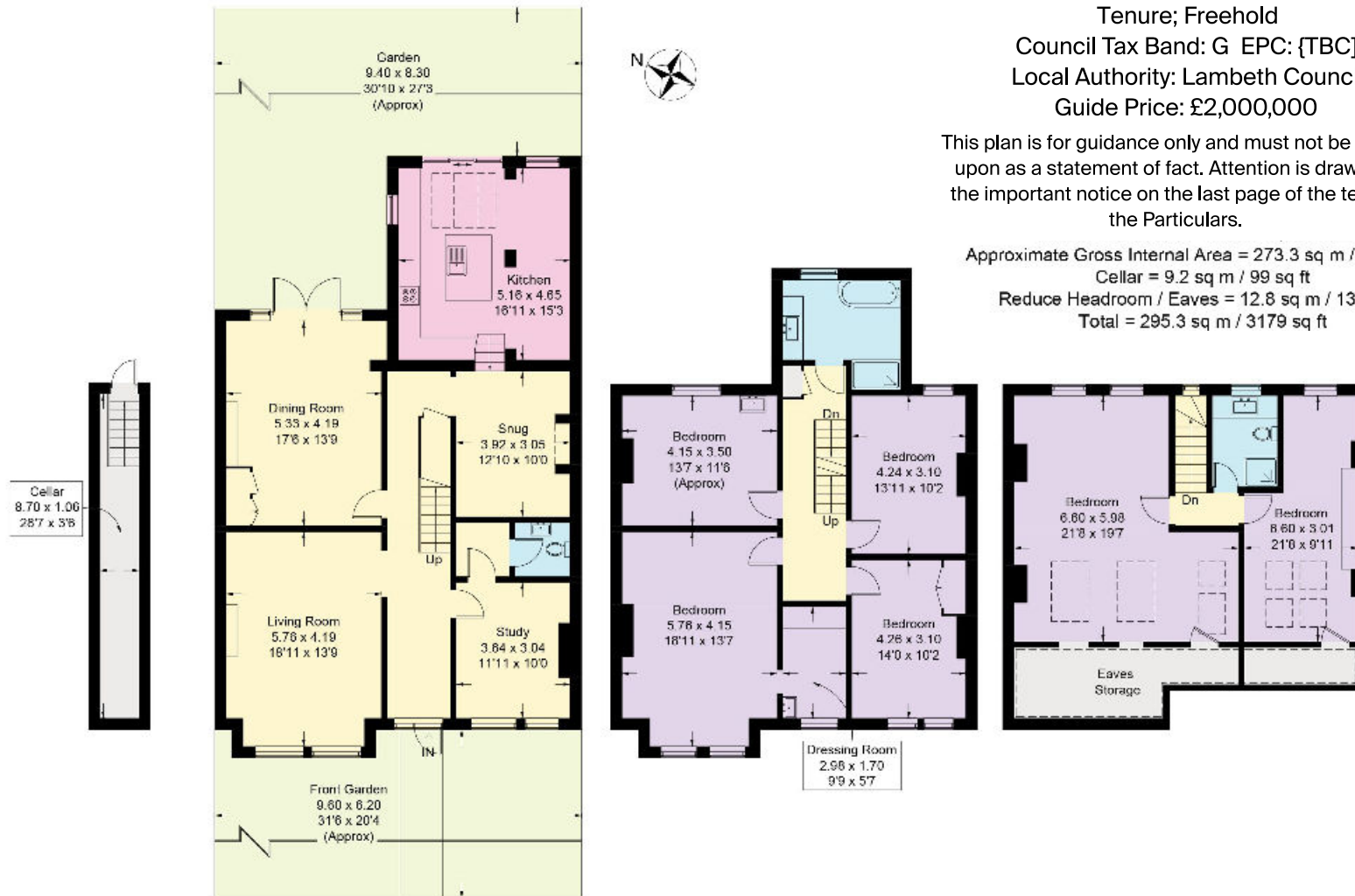




Tenure; Freehold
 Council Tax Band: G EPC: {TBC}
 Local Authority: Lambeth Council
 Guide Price: £2,000,000

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Approximate Gross Internal Area = 273.3 sq m / 2942 sq ft
 Cellar = 9.2 sq m / 99 sq ft
 Reduce Headroom / Eaves = 12.8 sq m / 138 sq ft
 Total = 295.3 sq m / 3179 sq ft



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Cellar
Ground Floor
 We would be delighted to tell you more

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First Floor

Second Floor

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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