



## ROSENAU ROAD, LONDON, SW11

### 3 BED NOT SPECIFIED

£600,000  
LEASEHOLD

A spacious duplex apartment extending to approximately 877 sq ft, ideally located on sought-after Rosenau Road, SW11. Offering generous proportions, private outdoor space and excellent potential, this property presents a superb opportunity for buyers seeking a home to modernise and add value.

Arranged over two floors, the apartment benefits from well-balanced accommodation, including a bright reception area, separate kitchen, and comfortable bedroom accommodation. The layout offers clear separation between living and sleeping areas, enhancing practicality and flexibility.

A standout feature is the private front patio together with a private rear garden, providing rare dual outdoor space and significant scope for landscaping or enhancement. The property requires updating throughout, offering buyers the opportunity to redesign and finish the interior to their own specification.

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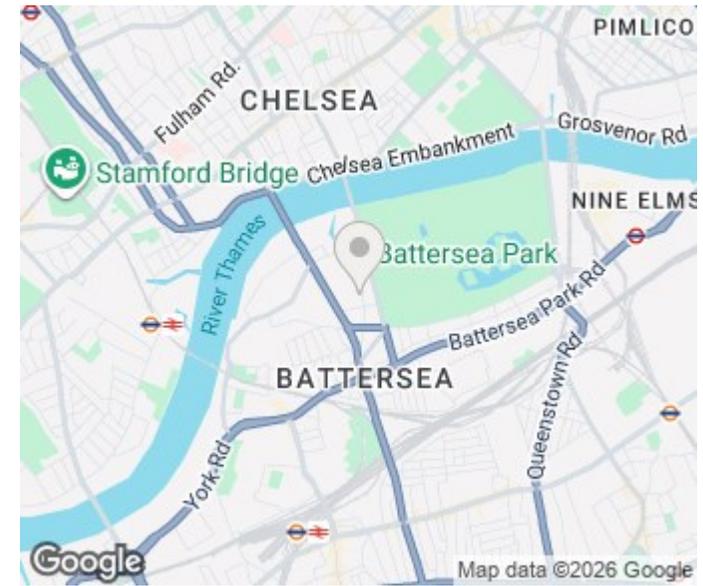
## Rosenau Road, London, SW11

Approximate Area = 877 sq ft / 81.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richacomm 2026. Produced for Hemmingfords Property Limited. REF: 1418985



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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