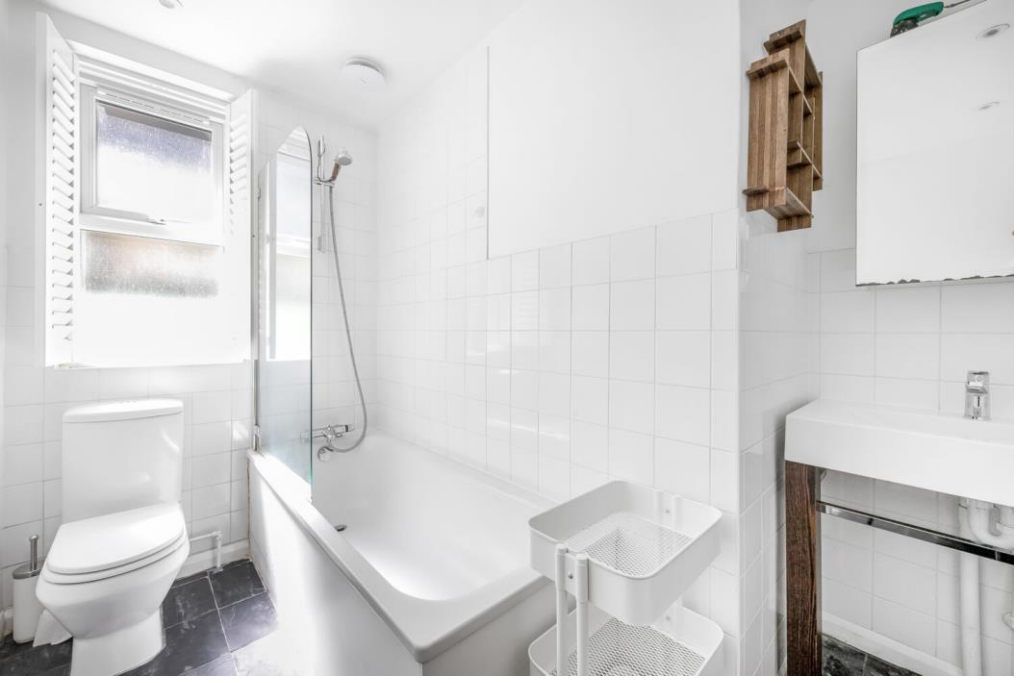




Friern Road, SE22  
OIEO £550,000

0208 702 8222  
[pedderproperty.com](http://pedderproperty.com)

**pedder**



# In general

- Two double bedrooms
- Direct access to garden
- Cellar for storage
- Desirable, residential road
- Excellent local parks and amenities
- Share of Freehold
- Chain free
- EPC Rating: D

# In detail

## Chain Free

Charming, large, two-double bedroom period conversion with direct access onto a stunning, established and larger-than-usual shared garden (Flat B) on this desirable residential road in the heart of East Dulwich.

The ground floor property boasts 855 Sq Ft of internal space including a large, newly-renovated eat-in kitchen, 16'9 x 12' bay-fronted reception room, a family bathroom, two comfortable bedrooms, private storage cellar, paved decking, garden shed, shared front garden storage room (Flat B) and lockable safe bicycle shed.

Friern Road is enviably located for the excellent green spaces and parks nearby including Peckham Rye Park, Dulwich Park and Goose Green, as well as the shops, services, bars, restaurants and amenities of Lordship Lane.

There are strong transport links into The City and West End from nearby East Dulwich station (1.1 miles), Peckham Rye station (1.5 miles) and Honor Oak Park (1.3 miles) as well as bus connections through the neighbouring Camberwell, Forest Hill and Dulwich Village.

EPC: D | Council Tax Band: B | Lease: 88 years remaining | SC £0 | GR: £0



# Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	76   C
39-54	E		
21-38	F		
1-20	G		

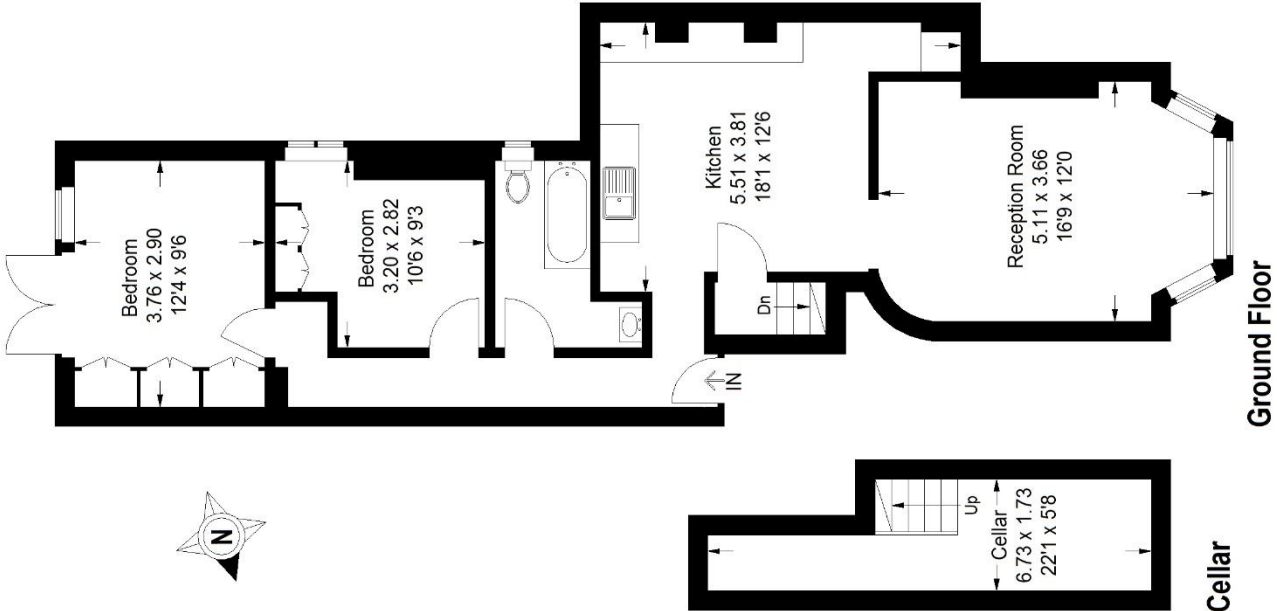
## Friern Road SE22

Approximate Gross Internal Area

Cellar = 9.3 sq m / 100 sq ft

Ground Floor = 70.1 sq m / 755 sq ft

Total = 79.4 sq m / 855 sq ft



Copyright www.pedderproperty.com © 2022  
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.  
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,  
shapes and compass bearings before making any decisions reliant upon them.

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.