



Friern Road, SE22
OIEO £325,000

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In general

- Two double bedrooms
- Private balcony
- Ex-local authority
- Gentle modernisation required
- Lift-access
- Communal gardens

In detail

Spacious and beautifully bright two-double bedroom purpose-built apartment with a private balcony in the heart of residential East Dulwich.

Friern Road Estate offers enviable access into The City and West End from East Dulwich station (1.2 miles) and Forest Hill station (1.1 miles) as well as strong bus/cycle routes through the neighbouring Dulwich Village, Camberwell and Peckham Rye. There is a choice of independent shops, bars, restaurants and coffee shops on Lordship Lane and North Cross Road as well as a host of parks and green spaces nearby with excellent primary schools.

This first floor ex-local authority apartment enjoys over 700 Sq Ft of internal space with a generous private balcony off of the 15 x 11-ft reception room. There is a separate kitchen, family bathroom and two comfortable double bedrooms as well as plenty of storage. The property requires some gentle modernisation in places – and would suit a first-time buyer or Buy-To-Let investor.

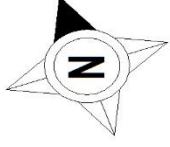
EPC: C | Council Tax Band: B | Lease: 89 years remaining | SC: £1,100 pa | GR: £10 | BI: TBC



Floorplan

Friern Road SE22

Approximate Gross Internal Area
65.6 sq m / 706 sq ft



First Floor

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 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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