



Friern Road, SE22 | £750,000

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In General

- Three double bedrooms
- Period conversion
- Private garden
- Split-level
- Gentle modernisation needed in places
- No onward chain

In Detail

Charming, characterful and spacious split-level period conversion with private section of garden ideally located in the residential heart of East Dulwich with no onward chain.

Friern Road is ideally located for the excellent local schools, parks and green spaces as well as the independent shops, bars and restaurants of Lordship Lane and North Cross Road. There are strong transport links into The City and West End from East Dulwich station (1.1 miles) and Peckham Rye station (1.4 miles) as well as strong bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Forest Hill.

Set across the top two floors of this striking building and boasting over 900 Sq Ft of internal space which has been lovingly maintained by the current owner – who is relocating out of London. There is scope for further extension into the loft, and potential for a roof terrace (subject to planning permission) and gentle modernisation is required in places. To the first floor, there is a sumptuous 15x12 ft reception room as well as a separate 11x10 eat-in kitchen and the first of three comfortable double bedrooms. Up on the second floor are two further double bedrooms as well as access into the large loft space – ideal for storage.

*garden access is through a gate owned/demised to neighbouring property

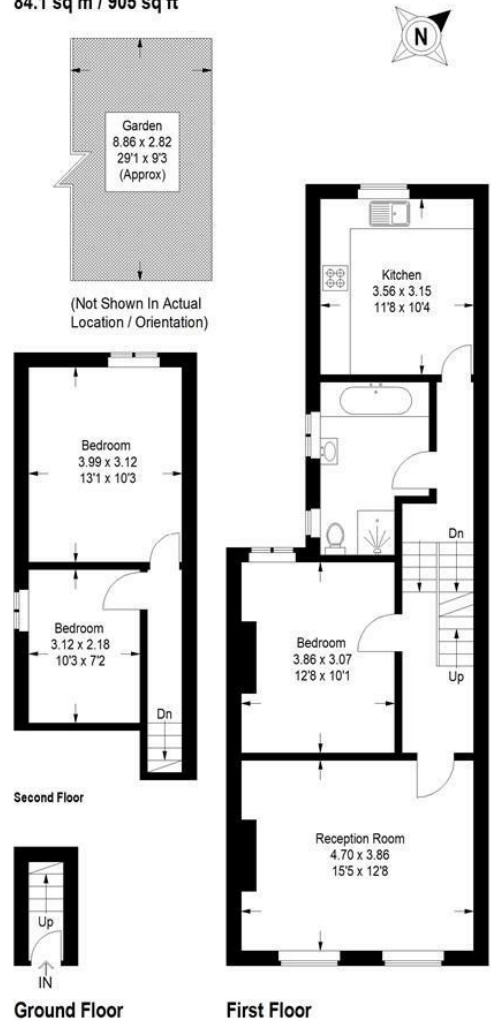
EPC: E | Council Tax Band: C | Lease: TBC years remaining | SC: TBC | GR: TBC | BI: TBC



Floorplan

Friern Road, SE22

Approximate Gross Internal Area
84.1 sq m / 905 sq ft



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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.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
102 plus) A	75
81-101) B	
69-80) C	
55-68) D	
39-54) E	
21-38) F	
1-20) G	
Not energy efficient - higher running costs	
46	
EU Directive 2002/91/EC	
England & Wales	

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