



Friern Road, SE22 | £825,000

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In General

- Two double bedrooms
- Two bathrooms
- Over 1,000 Sq Ft
- Recently renovated with interior designer
- Desirable road that joins Peckham Rye Park
- Private, west-facing garden
- Share of Freehold

In Detail

Spacious, elegant and beautifully bright two bedroom period conversion with a stunning private garden in the residential heart of East Dulwich.

Boasting over 1,020 Sq Ft of internal space across two floors, this charming property with original period features underwent a total renovation with an interior designer two years ago. Lovingly restored, it is now a highly functional home with smart upgrades to layout and storage throughout.

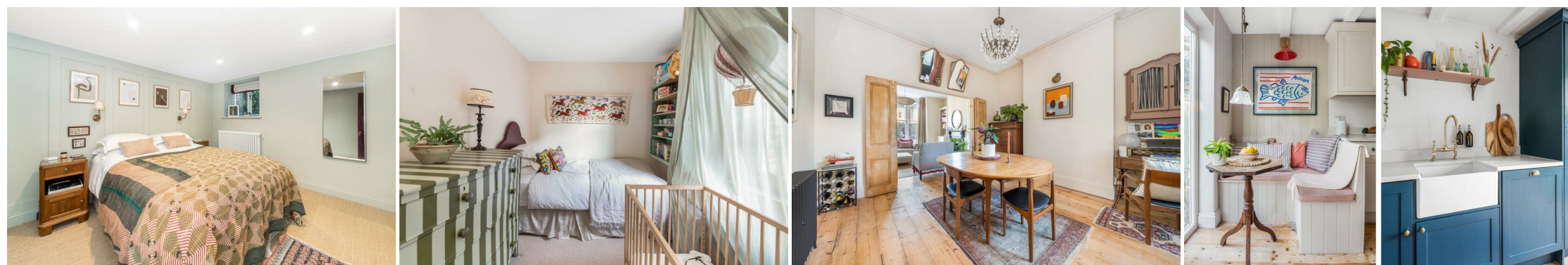
Upon entering the ground floor there is a square bay-fronted 29-ft double reception, a family bathroom with concealed storage for white goods, a double bedroom as well as the beautiful 12x11-ft eat-in kitchen that leads out onto a patio and 34-ft private garden with mature, low maintenance planting - including a beautiful canopy of willow and olive trees. To the lower ground floor is the principal bedroom suite with ample built-in storage and a splendid shower room.

Enviably located on this desirable, tree-lined street, Friern Road offers easy access to the independent cafés, shops, pubs and restaurants of Lordship Lane and North Cross Road. Friern Road leads straight on to the beautiful Peckham Rye Park at one end, while the other end takes you easily by foot to Dulwich Park.

There are a host of excellent local primary and secondary schools and a host of 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 bus/cycle routes through the neighbouring Honor Oak Park, Dulwich Village and Herne Hill.

Early viewing recommended

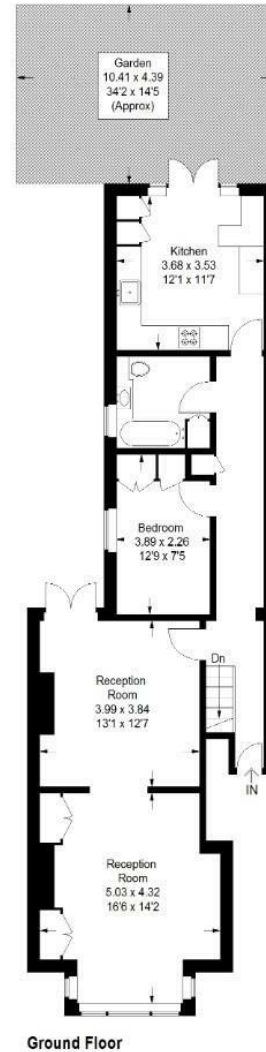
EPC: F | Council Tax Band: D | Lease: 990 years remaining | SC: Nil | GR: N/A | BI: TBC



Floorplan

Friern Road, SE22

Approximate Gross Internal Area
95.1 sq m / 1024 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		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D			
39-54) E		35	
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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