

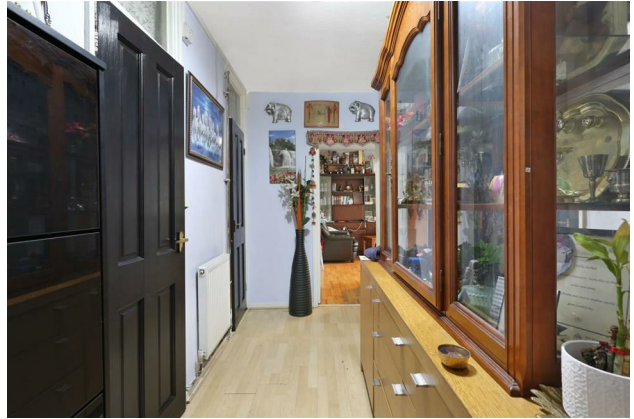
# HUNTERS®

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**Friern Road, London, SE22**

**Guide Price £325,000 to £375,000**

**Property Images**





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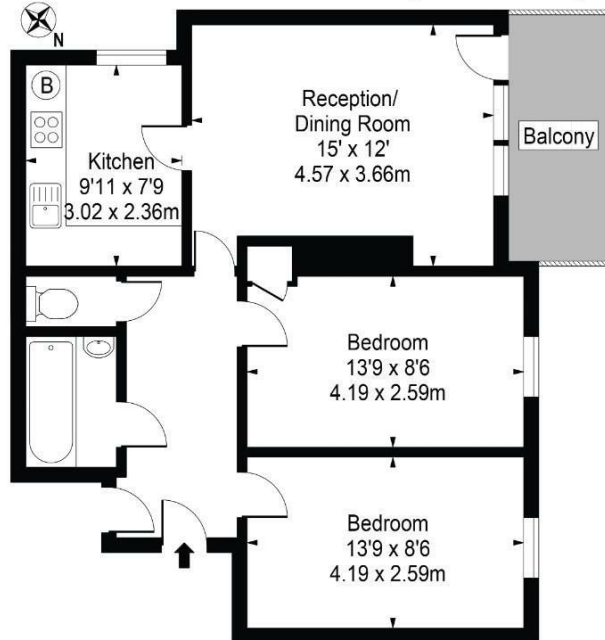
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## Property Images



Friern Road, SE22 0BL

Approx. Gross Internal Area 642 Sq Ft - 59.64 Sq M



First Floor

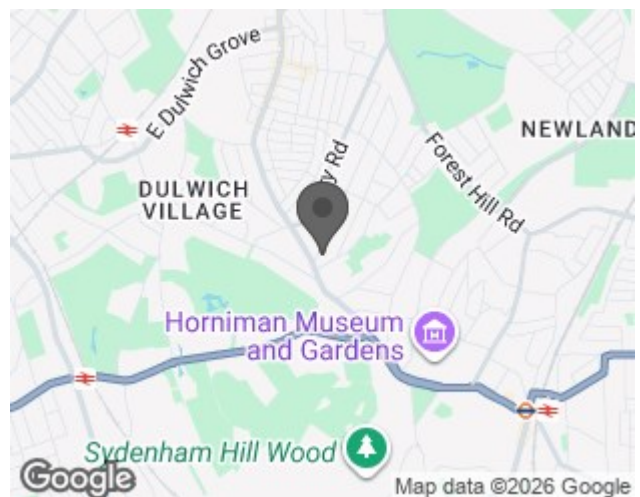
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice 02016.

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: Flat - Purpose Built Beds: 2 Bathrooms: 1 Reception: 1 Tenure: Leasehold

## Summary

Guide Price £325,000 to £350,00- - This first-floor, two-bedroom flat offers approximately 642 sq ft (59.64 sq m) of internal space and is set within a purpose-built development on Friern Road in East Dulwich, SE22. The property features two double bedrooms, and a private balcony accessed directly from the main living space.

### Features

• Guide Price £325,000 to £350,000 • Private Balcony Accessed By Reception Room • Separate Kitchen and Living Space • Two Double Bedrooms • In proximity to green spaces • First Floor (with access to a lift) • In Proximity of Shops, Restaurants and Amenities

## Description

Council Tax band: B

EPC: C

Tenure: Leasehold

Guide Price £325,000 to £350,000

This first-floor, two-bedroom flat offers approximately 642 sq ft (59.64 sq m) of internal space and is set within a purpose-built development on Friern Road in East Dulwich, SE22. The property features two double bedrooms, and a private balcony accessed directly from the main living space.

The flat comprises a 15' x 12' (4.57m x 3.66m) reception and dining room, a central living area. A door from the reception leads onto the private balcony, offering an outdoor spot ideal for fresh air, morning coffee, or light planting.

The separate kitchen, measuring 9'11" x 7'9" (3.02m x 2.36m), includes fitted units, worktop space, and room for appliances. Both bedrooms are doubles, each measuring 13'9" x 8'6" (4.19m x 2.59m), offering flexibility for use as a guest room, or home office. A bathroom and a central hallway complete the internal layout.

The property is well located for East Dulwich and North Dulwich Train Station which both serve London Bridge and East Croydon.

There are a wide range of buses locally which allow access to Peckham Rye, Forest Hill and Denmark Hill offering easy access to nearly any of London main station including Canary Wharf, London Victoria and London Blackfriars.

Locally Dulwich offers some of the most sought-after restaurants including:

Deli Twenty Two

The Plough Café

Café Norris and Knight

Kartuli – A Unique Georgian Restaurant

Harris Kitchen

Lordship Lane comprises of a range of local independent boutique shops, independent smaller supermarkets/off-licenses and also a Sainsbury's Superstore. There is very little you cannot find here.

Local Schools Include:

Alleyns

St Anthonys Primary

Goodrich Primary

Heber Primary

Harris Boys and Girls Academy

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 88 years remaining (125 years from 1988)

Ground rent: £10 pa

Service charge: £2638 pa

Property type: Flat

Property construction: Standard construction  
Energy Performance rating: C  
Number and types of room: 2 bedrooms, 1 bathroom, 1 reception  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Not known  
Heating: Mains gas-powered central heating is installed.  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great  
Parking: Communal and Off Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Hunters estate agents Forest Hill have sold several houses and flats in proximity to Friern Road in SE22 over the last 10 years.

The stats from a sale include:

- Offers received for 100% of the guide price
- 8 viewings
- 8 offers received (100% of offers were received compared to viewings!)
- The property was sold to buyers who were under offer
- Hunters received a 5 Star Google review from this client
- Hunters also let and manage properties in proximity to Friern Road