



Friern Road, SE22 | Offers In Excess Of £1,300,000

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## In General

- Five bedrooms
- Two bathrooms
- Off-street parking
- Basement/cellar
- Excellent condition throughout
- Desirable, residential street
- Planning permission for side-return extension (22/AP/1829)

## In Detail

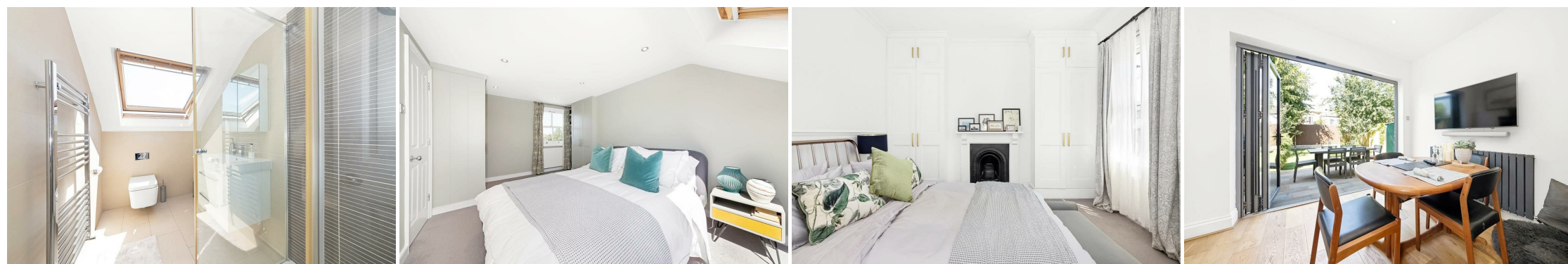
Stunning, characterful and charming five-bedroom loft-extended family home on this desirable street in the residential heart of East Dulwich.

Friern Road is enviably located for the excellent parks, green spaces and schools of SE22 as well as the independent shops, bars, coffee shops and restaurants of Lordship Lane, North Cross Road and Forest Hill Road. There are strong transport links into The City and West End from Peckham Rye station (1.1 miles) and East Dulwich station (0.9 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Camberwell.

Boasting over 1,690 Sq Ft of internal space including a charming 25-ft double reception, a modernised 22-ft kitchen-breakfast room that leads through bifold doors onto the gorgeous 36-ft low-maintenance and recently landscaped garden. Upstairs there are four comfortable double bedrooms, one single bedroom or study with views over the gardens, and two bathrooms – including a beautiful off-suite shower room adjacent to the loft bedroom.

The property is offered in excellent condition throughout – but with planning granted for side-return extension as well as further potential to dig into the basement (subject to planning permission).

EPC: D | Council Tax Band: E



# Floorplan

Friern Road, SE22  
 Approximate Gross Internal Area  
 157.2 sq m / 1692 sq ft



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 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			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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