



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

02087028222

[eastdulwich@pedderproperty.com](mailto:eastdulwich@pedderproperty.com)

**pedder**  
We live local







# 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

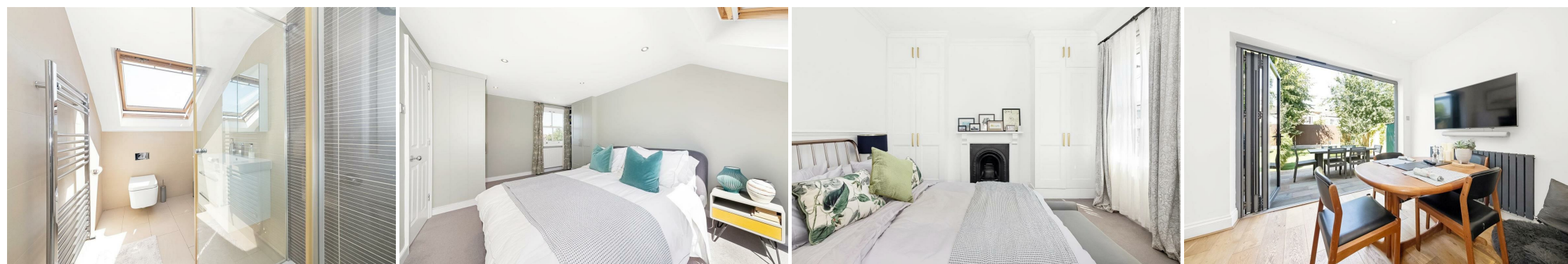
Stunning, characterful and charming five-bedroom loft-extended family home on this desirable street in the residential heart of East Dulwich.

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

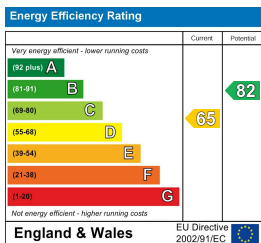


# Floorplan

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



Copyright www.pedderproperty.com © 2024  
 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.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.