

Friern Road, SE22 | Offers In Excess Of £750,000

02087028222

eastdulwich@pedderproperty.com

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In General

- Two double bedrooms
- Two reception rooms
- Beautiful 34-ft private garden
- Period conversion
- Over 875 Sq Ft
- Excellent condition throughout
- Desirable, residential road
- Allocated off-street parking
- Share of freehold
- CHAIN FREE

In Detail

CHAIN FREE - Stunning, spacious and beautifully-bright two bedroom period conversion with a private garden ideally located in the residential heart of East Dulwich, SE22.

Boasting over 875 Sq Ft of internal space - the ground floor apartment has been tastefully extended and modernised by the current owner. There is a sumptuous 26-ft open-plan kitchen-reception that opens out through bifolding doors onto the gorgeous 34-ft private garden. There is an additional 15x11 ft bay-sided reception room - ideal as a formal dining area or work-from-home study. There are two comfortable double bedrooms - including the 15x12 bay-fronted principal room - as well as a modern family bathroom.

Friern Road is enviably-located for the beautiful parks and green spaces - as well as the strong primary, secondary and independent schools of SE21 and SE22. There are a host of independent shops, bars, restaurants and coffee shops nearby on Lordship Lane, North Cross Road and Forest Hill Road.
There are strong transport links into The City and West End from East Dulwich station (1 mile) and Peckham Rye station (1.4 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Honor Oak Park.

The property further benefits to allocated off-street parking.

EPC: C | Council tax band: D | Lease: 106 years remaining | GR: Nil | SC: Nil | BI: approx. £500 pa

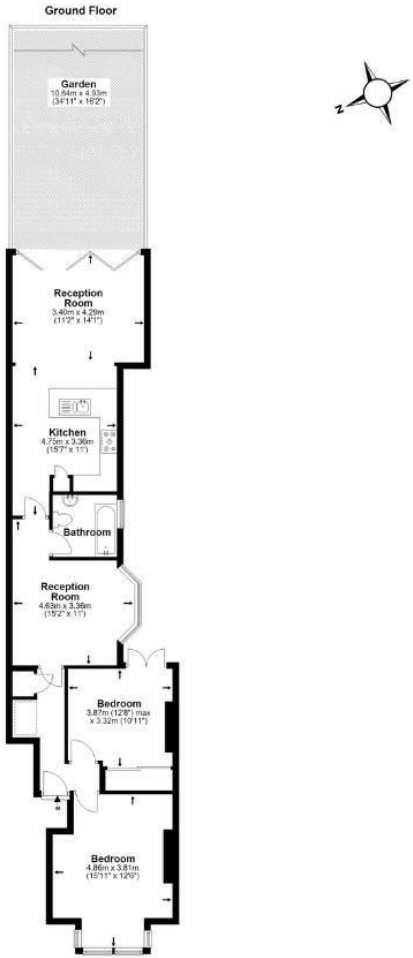




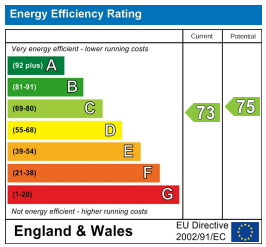

Floorplan

Friern Road, SE22
Total* = 81.7 sq. m / 879.7 sq. ft
Ground Floor = 81.7 sq. m / 879.7 sq. ft
[ ] = Reduced head room below 1.5m

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*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



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