

Friary Road, SE15 | Guide Price £325,000

02087029666

peckham@pedderproperty.com

pedder
We live local









In General

- Ground floor
- One bedroom
- Open plan kitchen/living room
- Private garden
- Total area: 447sqft.
- 0.6mi to Queens Road Peckham Station
- 0.7mi to Peckham Rye Station
- Burgess Park nearby

In Detail

Guide Price: £325,000-£350,000 Situated on Friary Road in Peckham, this one-bedroom ground-floor garden flat offers a fantastic opportunity for first-time buyers or investors alike.

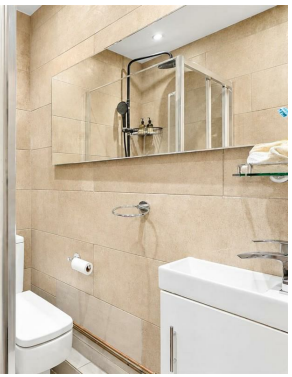
The property features an open plan kitchen/living room, a separate double bedroom, a bathroom and a private, West-facing, rear garden. The reception room provides plenty of space for both living and dining, with the modern kitchen conveniently positioned to one side, creating a practical layout for everyday living and entertaining.

A particular highlight is the private rear garden, providing a welcome extension of the living space during the warmer months. Whether enjoying a morning coffee, entertaining friends or simply relaxing outdoors, this is a valuable feature for a property of this size.

Friary Road is ideally placed for enjoying the independent character and amenities of Peckham, with a range of local shops, cafés, restaurants and green spaces within easy reach. The wider area is well known for its vibrant food and drink scene, independent businesses and creative venues, while excellent transport connections across Southeast London and into central London make it a popular choice for commuters.

EPC: C | Council tax band: B | Leasehold: 91 years remaining | GR: £0 | SC: £125 | BI: £122





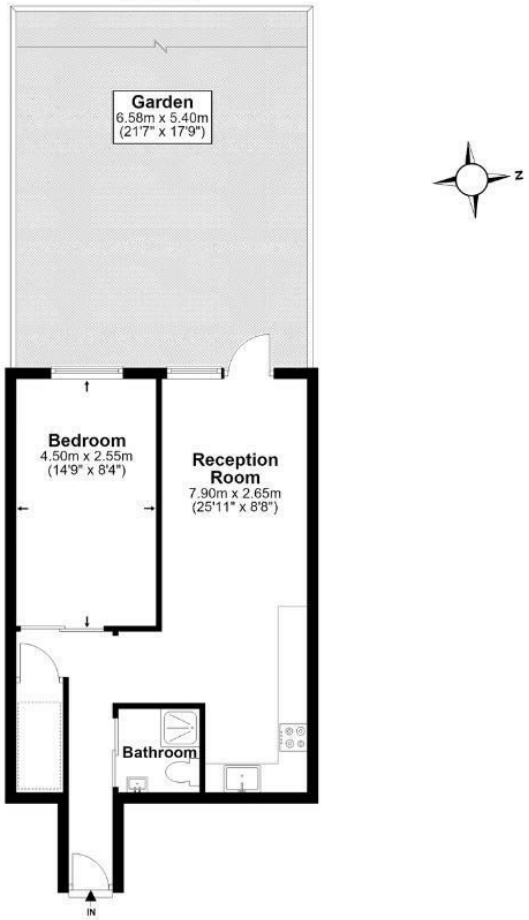


Floorplan

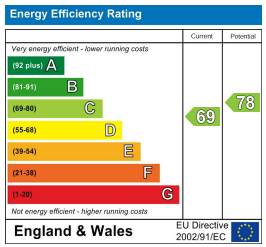
Friary Road, SE15
Total* = 41.6 sq. m / 447.8 sq. ft
Ground Floor = 41.6 sq. m / 447.8 sq. ft
[ ] = Reduced head room below 1.5m

pedder
We live local

Ground Floor
Approx. 41.6 sq. metres (447.8 sq. feet)
(excluding Garden)



*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.



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.