



Friern Road, East Dulwich, London, SE22

£1,500,000 *Freehold*

4  1  2 

A beautifully presented four-bedroom Victorian family home located on the sought-after Friern Road in the heart of East Dulwich. Offering generous living space arranged over multiple floors, this charming period property combines original Victorian character with modern family living, featuring high ceilings, large bay windows, spacious reception rooms and a private rear garden.

KEY FEATURES

- Spacious four-bedroom Victorian family home with period features throughout
- Excellent transport links via London Overground at Honor Oak Park Station and National Rail services from East Dulwich Station
- Ideally located close to Lordship Lane amenities, parks and highly regarded local schools



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Situated in a popular residential area close to the green open spaces of Peckham Rye Park and Dulwich Park and Common, the property is ideally positioned for families and professionals alike. Friern Road benefits from excellent transport connections, with East Dulwich Station providing regular Southern rail services into London Bridge, and Honor Oak Park and Denmark Hill Overground offering convenient links across London. Both stations are within easy reach, making commuting straightforward and efficient.

The vibrant cafés, independent shops, restaurants and amenities of Lordship Lane, North Cross Road and Honor Oak are all nearby, creating a strong sense of community and an exceptional South East London lifestyle. The area is also well regarded for its selection of highly rated schools and green spaces, making it a highly desirable location for growing families.



MATERIAL INFORMATION

Tenure: Freehold
Term: 0 year and 0 months
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: E
EPC rating: D
Is the property listed: Property is not listed

Utilities:
Electricity supply:
Sewerage supply:
Water supply:
Mobile signal:

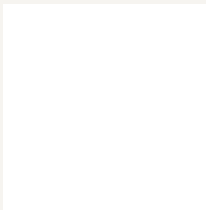
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences
Is object modified: False



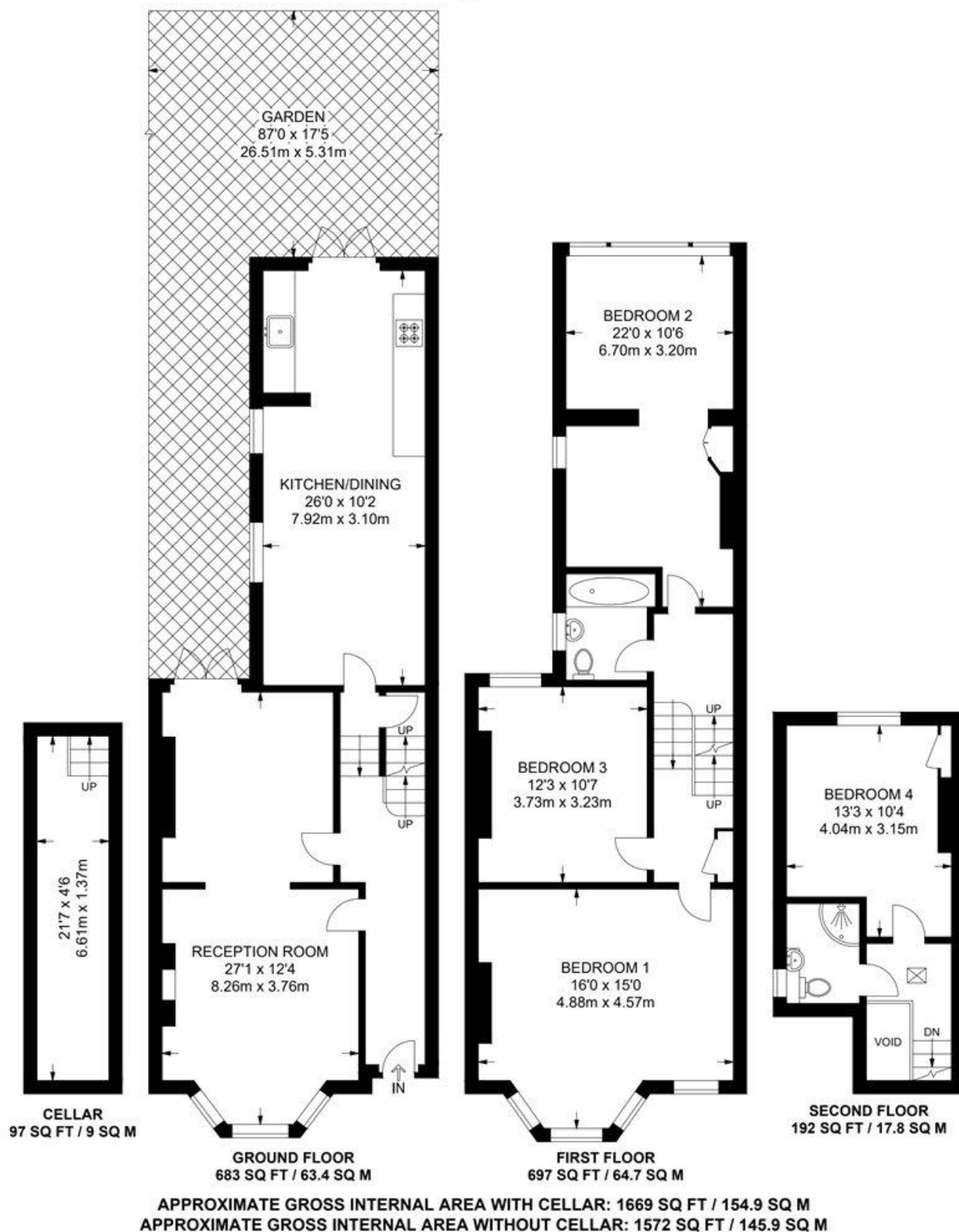
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



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