

FRIERN ROAD, EAST DULWICH, LONDON, SE22
£400,000 LEASEHOLD

AN EXTREMELY WELL PRESENTED TWO DOUBLE BEDROOM FLAT WITH SPECTACULAR VIEWS ACROSS LONDON.

Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk

Tenure Leasehold 98yr Lease | Council Tax Band B – London Borough of Southwark | Service Charge £2,705pa | Ground Rent £10pa | EPC Rating in Progress

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DESCRIPTION:

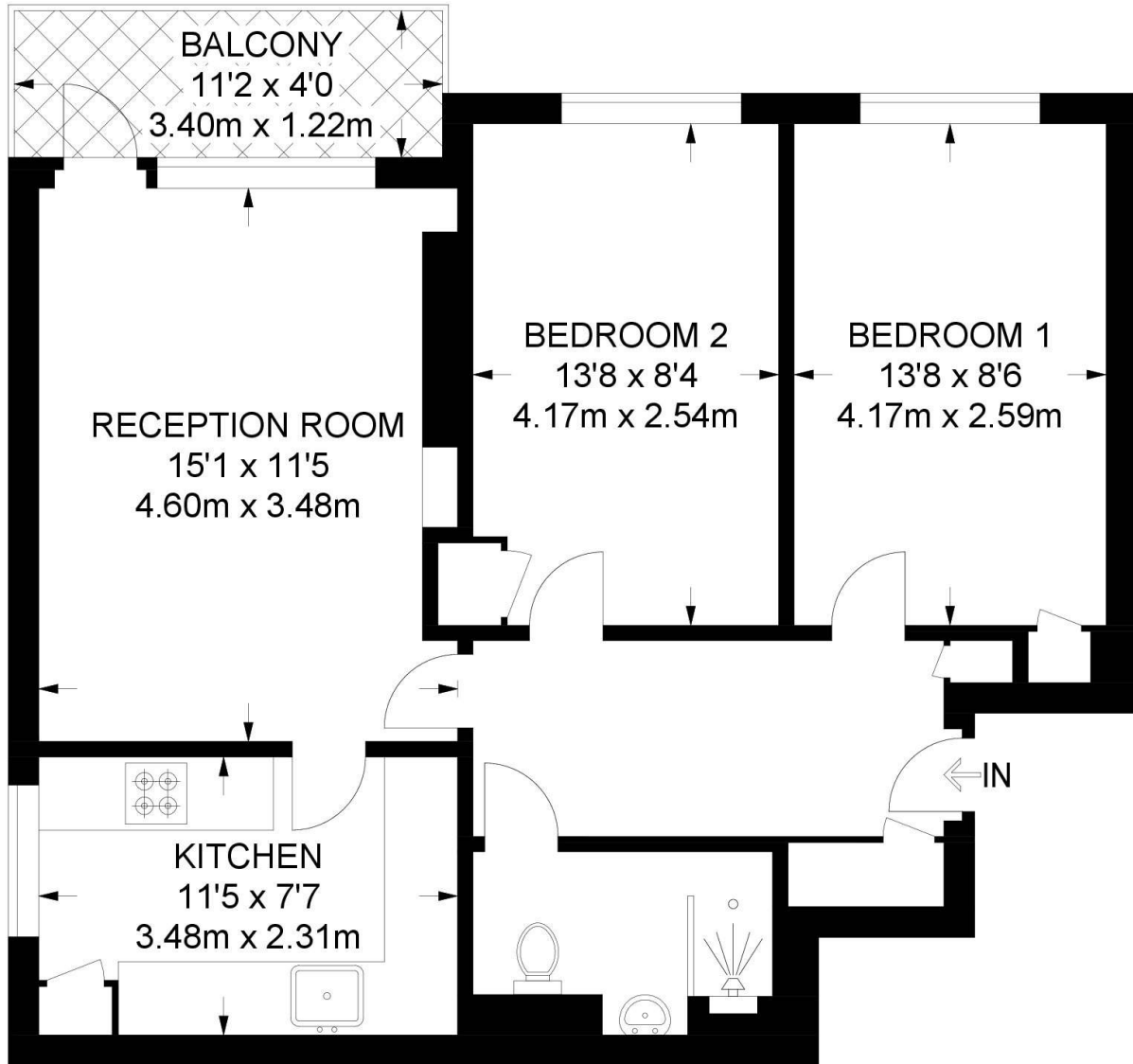
An extremely well presented two double bedroom flat with spectacular views across London. The property offers two spacious double bedrooms, a spacious reception complete with engineered wood flooring and balcony with views across the London skyline. The property offers a spacious kitchen, bathroom and WC. The property further boasts a private locker on the ground floor. The location offers very easy access to Lordship Lane with its impressive array of independent shops, bars and restaurants. Dulwich Park and Peckham Rye park are within a short 10 minute walk. Transport links are provided via East Dulwich for direct links to London Bridge, Denmark Hill for the overground or Forest Hill for the East London Line.

AT A GLANCE

- Two Double Bedroom Flat
- Balcony
- Private Ground Floor Locker
- Prime Location Near Lordship Lane
- Close To Green Spaces
- Excellent Transport Links







FOURTH FLOOR

APPROXIMATE GROSS INTERNAL AREA
643 SQ FT / 59.7 SQ M

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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