



FRIERN ROAD, EAST DULWICH, SE22  
**£425,000 LEASEHOLD**

**A STUNNING AND WELL-PRESENTED TWO  
DOUBLE BEDROOM TOP FLOOR FLAT WITH  
SPECTACULAR VIEWS ACROSS LONDON.**

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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 separate 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.

Tenure: Leasehold 105 years  
 Service Charge: £2,000 per annum  
 Ground Rent: £10 per annum  
 Council Tax: B

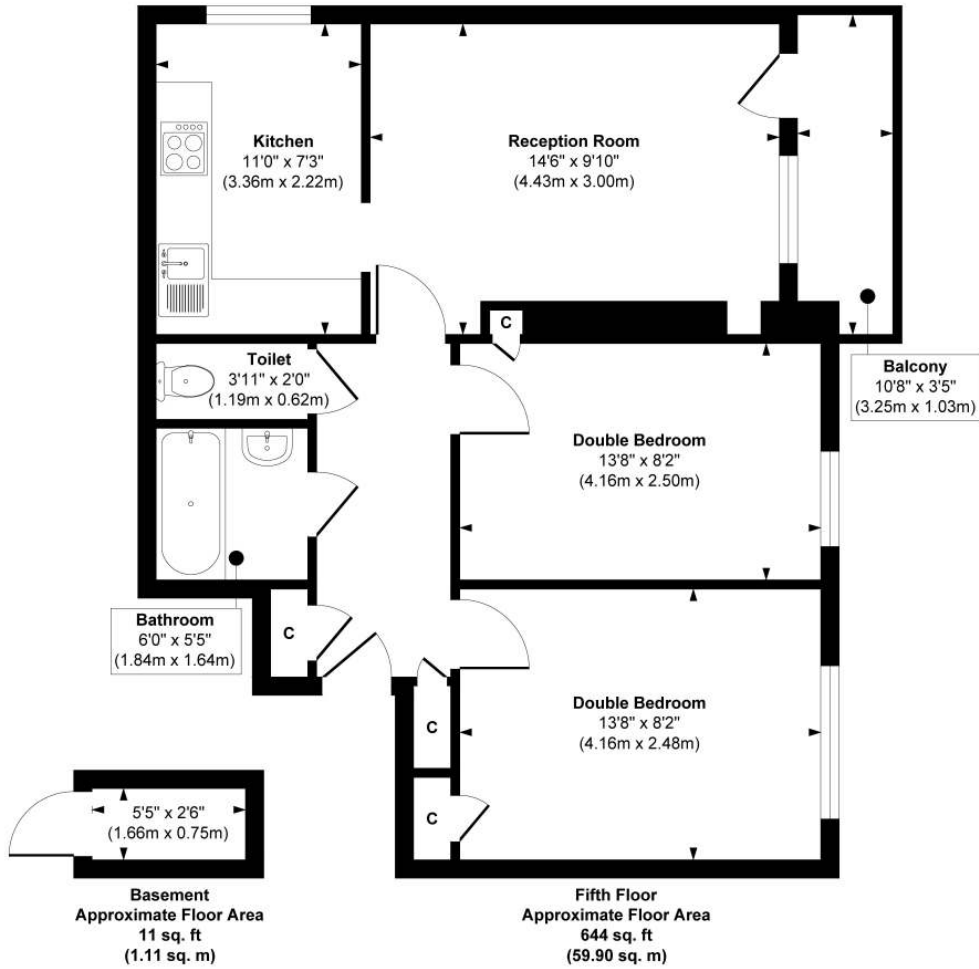
## AT A GLANCE

- Two Double Bedrooms
- Top Floor Flat
- Communal Lift
- Reception
- Modern Bathroom & Separate WC
- Private Balcony
- Leasehold
- Basement Locker
- Stunning Views





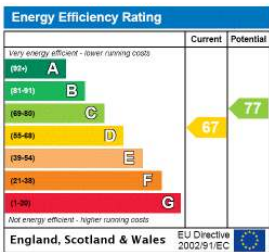
# Friern Road



**Approx. Gross Internal Floor Area 655 sq. ft / 61.01 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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.



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