



FRIERN ROAD, EAST DULWICH, LONDON, SE22
£750,000 SHARE OF FREEHOLD

**AN ENCHANTING HOME, OFFERED TO THE
 MARKET CHAIN-FREE, AND SITUATED IN A
 HIGHLY DESIRABLE LOCATION.**

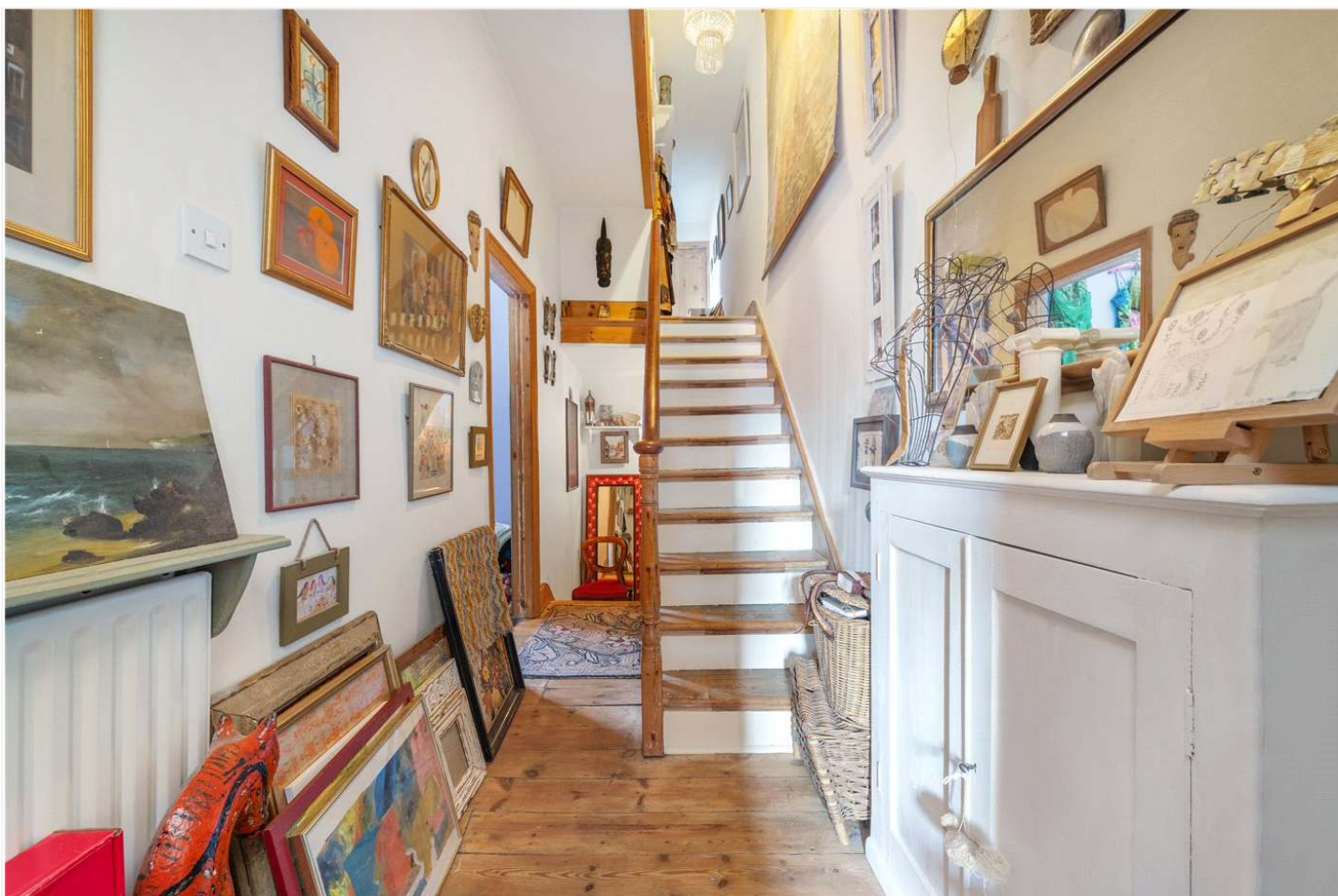
Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk

Tenure Share of Freehold | Council Tax Band C – London Borough of Southwark
 | EPC Rating E

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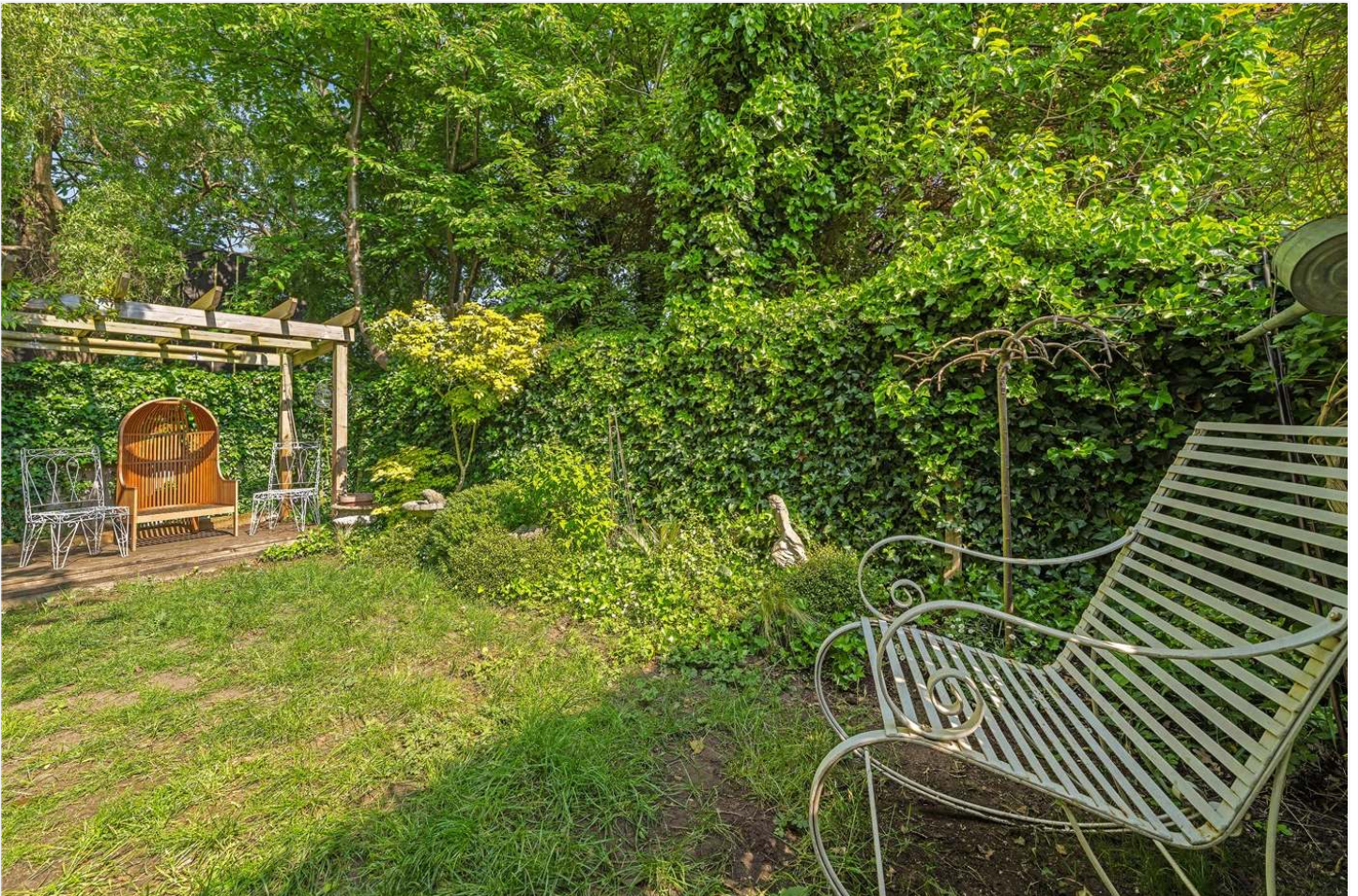
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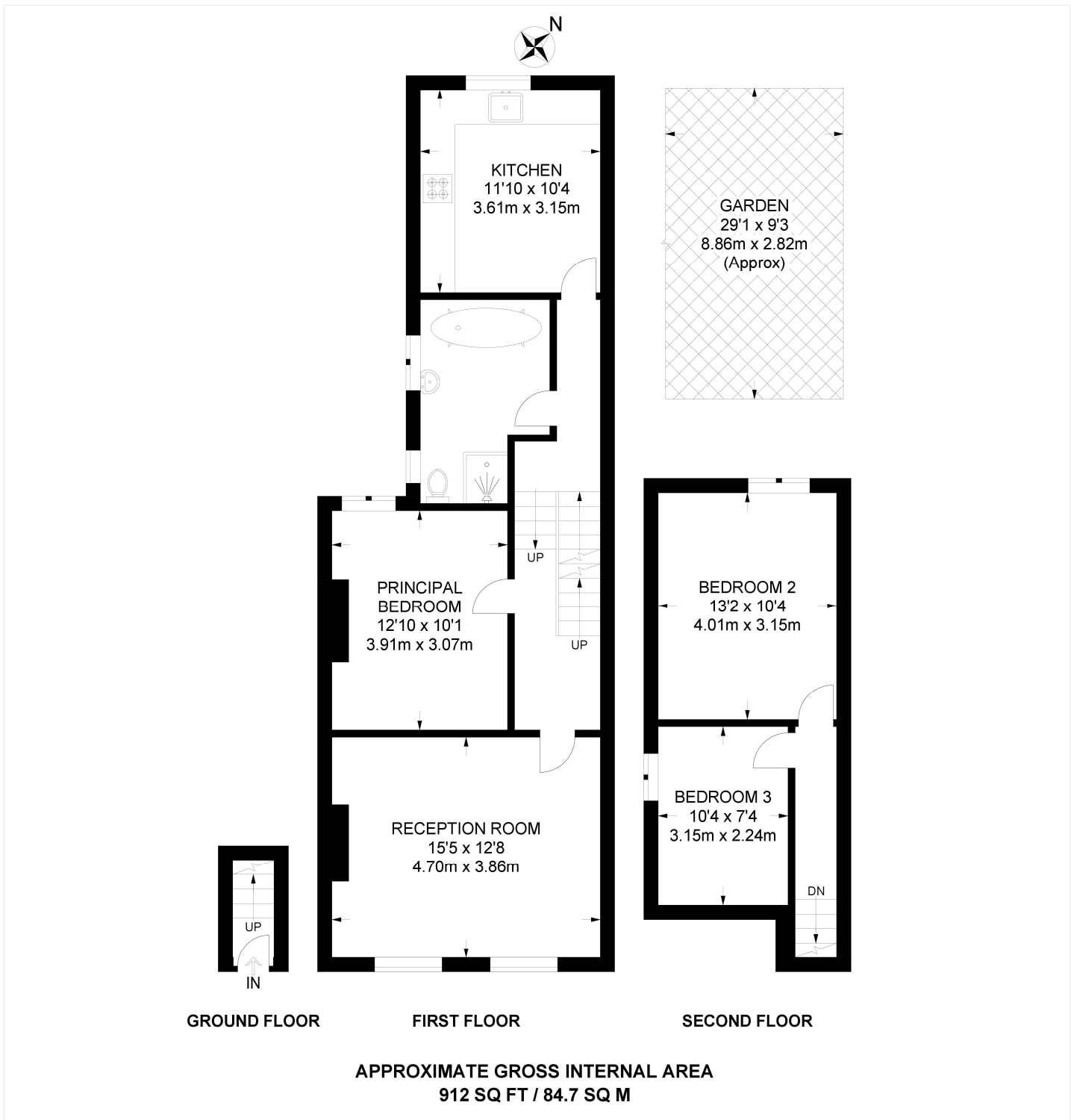
An enchanting home, offered to the market chain-free, and situated in a highly desirable location. This lovely home is offered to the market chain-free. The property is situated within a handsome Victorian semi-detached house, accessed via its own front door, the property comprises a spacious, bright and airy reception to front. The reception boasts original wood flooring, original shutters and high ceilings. The property further benefits from three bedrooms, two of which are spacious doubles and a smaller third. The kitchen is situated to the rear and offers the potential to add a balcony STPP and co-freeholder agreement (plans available upon request). The property further benefits from a convertible spacious loft, there is the potential to add further bedrooms and a bathroom STPP. The garden is accessed via a private drive adjacent to the building, westerly facing and boasting a spacious lawned area, mature shrubs, trees and plants and ideal for a barbecue, sunbathing or enjoying the evening sun. The location offers easy access to the shops, bars and restaurants on Lordship Lane. Transport links are provided via East Dulwich for direct links to London Bridge, Forest Hill or Honor Oak for the East London Overground line or either Denmark Hill or Peckham Rye for the overground. School catchments are in abundance with Goodrich, Harris and Heber to name a few. This is a truly fantastic flat with early viewings highly advised.

AT A GLANCE

- Chain-Free
- Victorian
- Semi-Detached Home
- Spacious Reception with Original Wood Flooring & Shutters
- Three Bedrooms (Two Double, One Smaller)
- Potential to Add Balcony & Convert Loft for Additional Rooms (STPP)
- Share of Freehold
- Westerly-Facing Garden with Mature Shrubs, Ideal for Outdoor Enjoyment







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		75 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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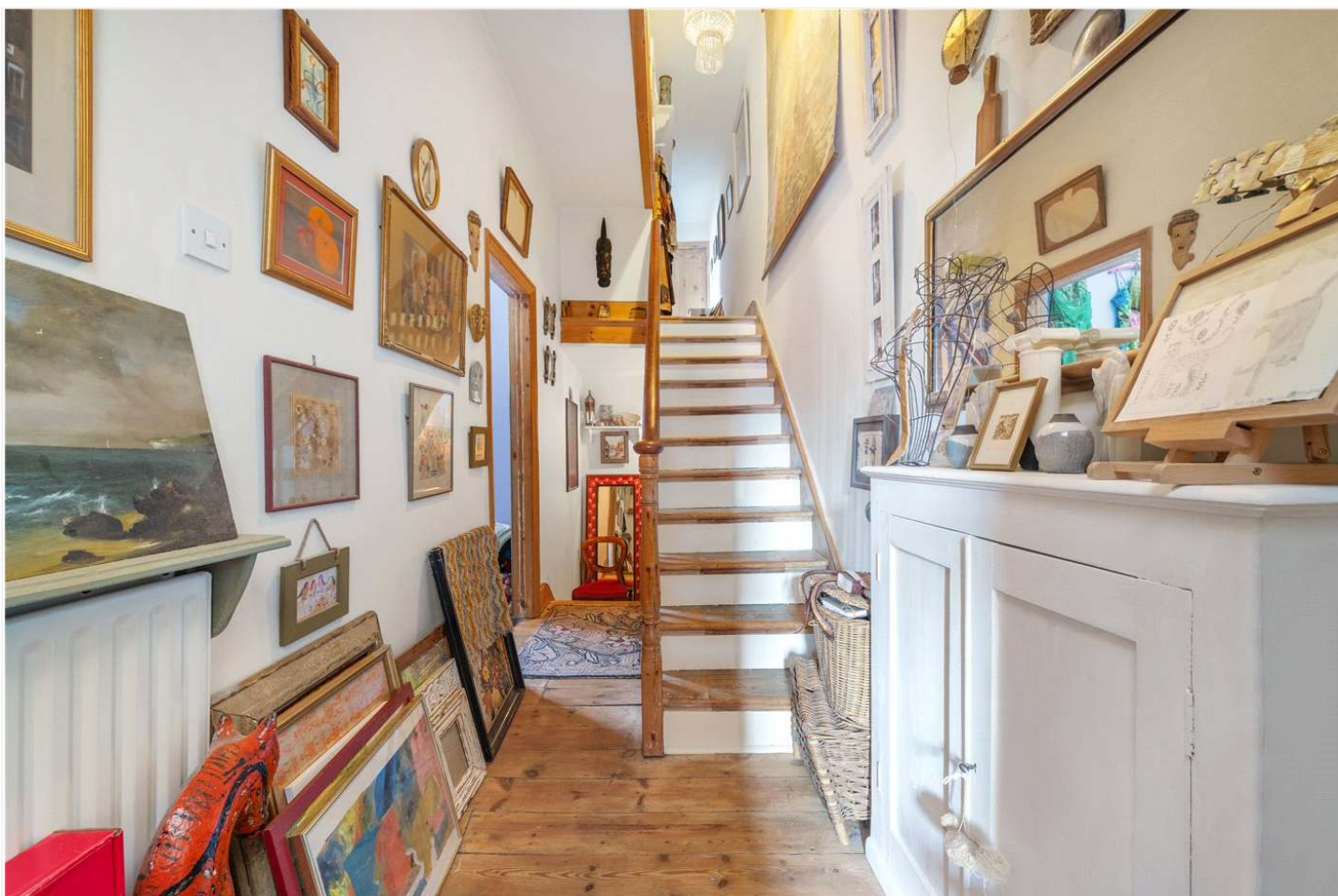
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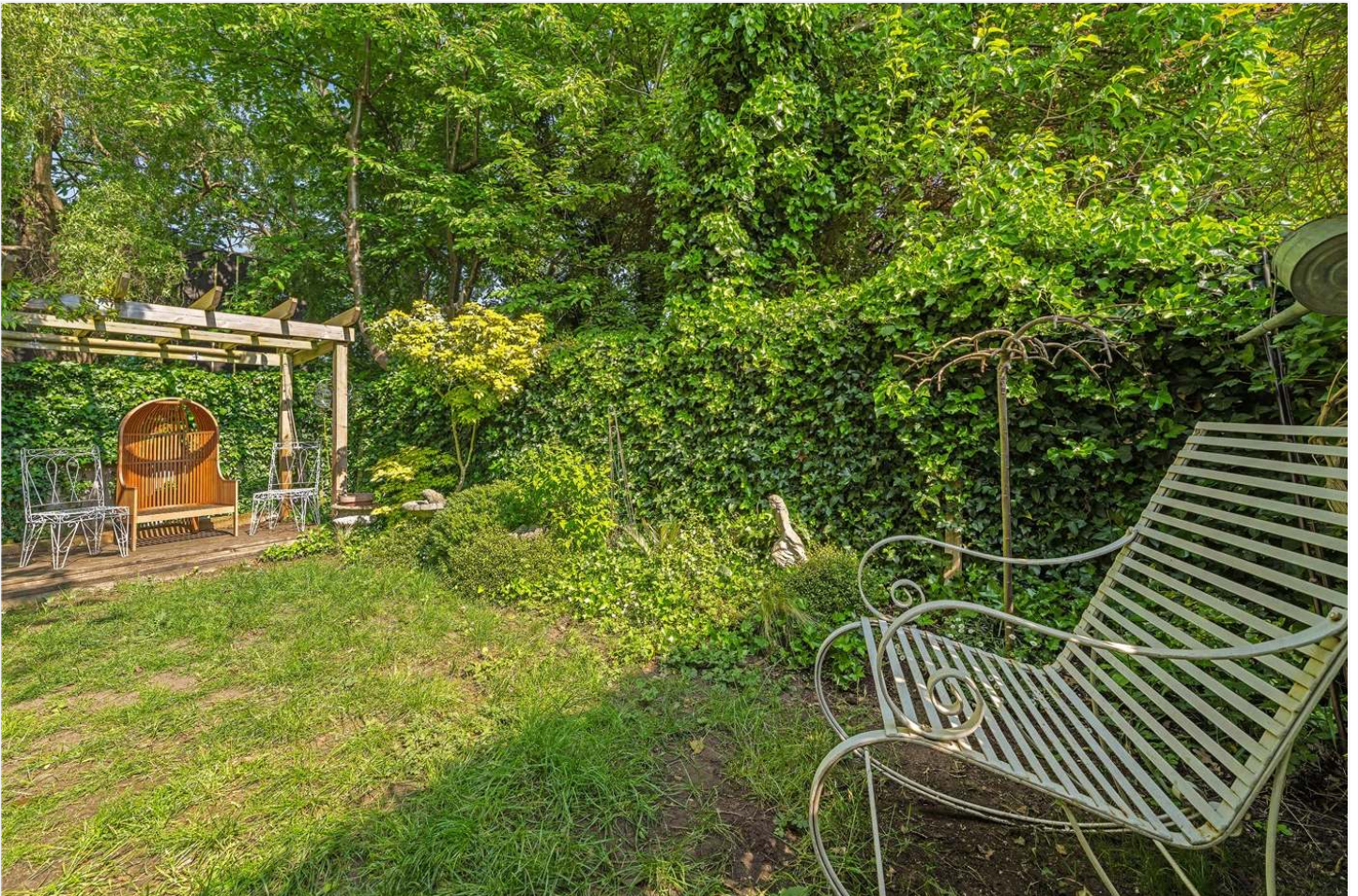
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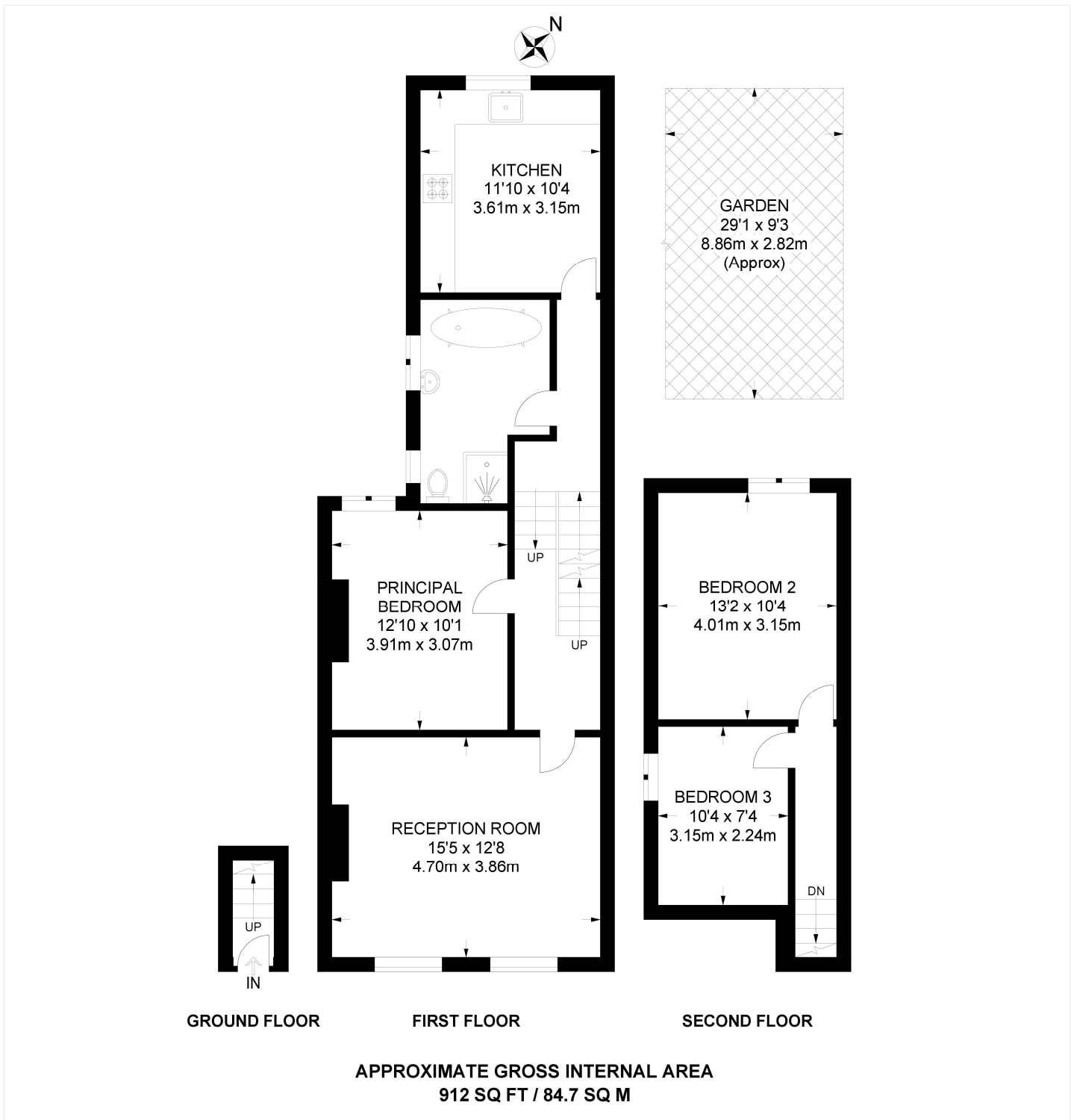
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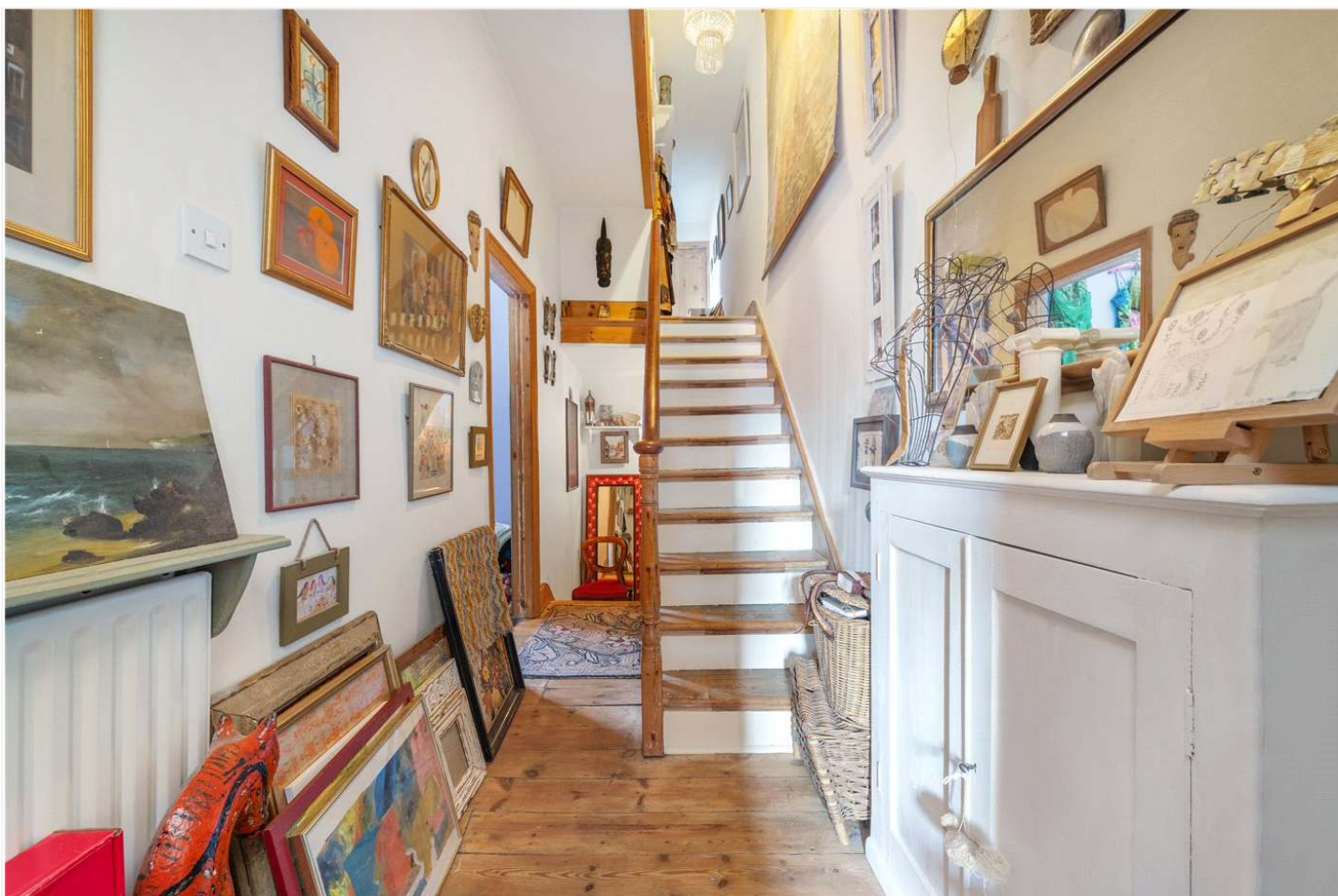
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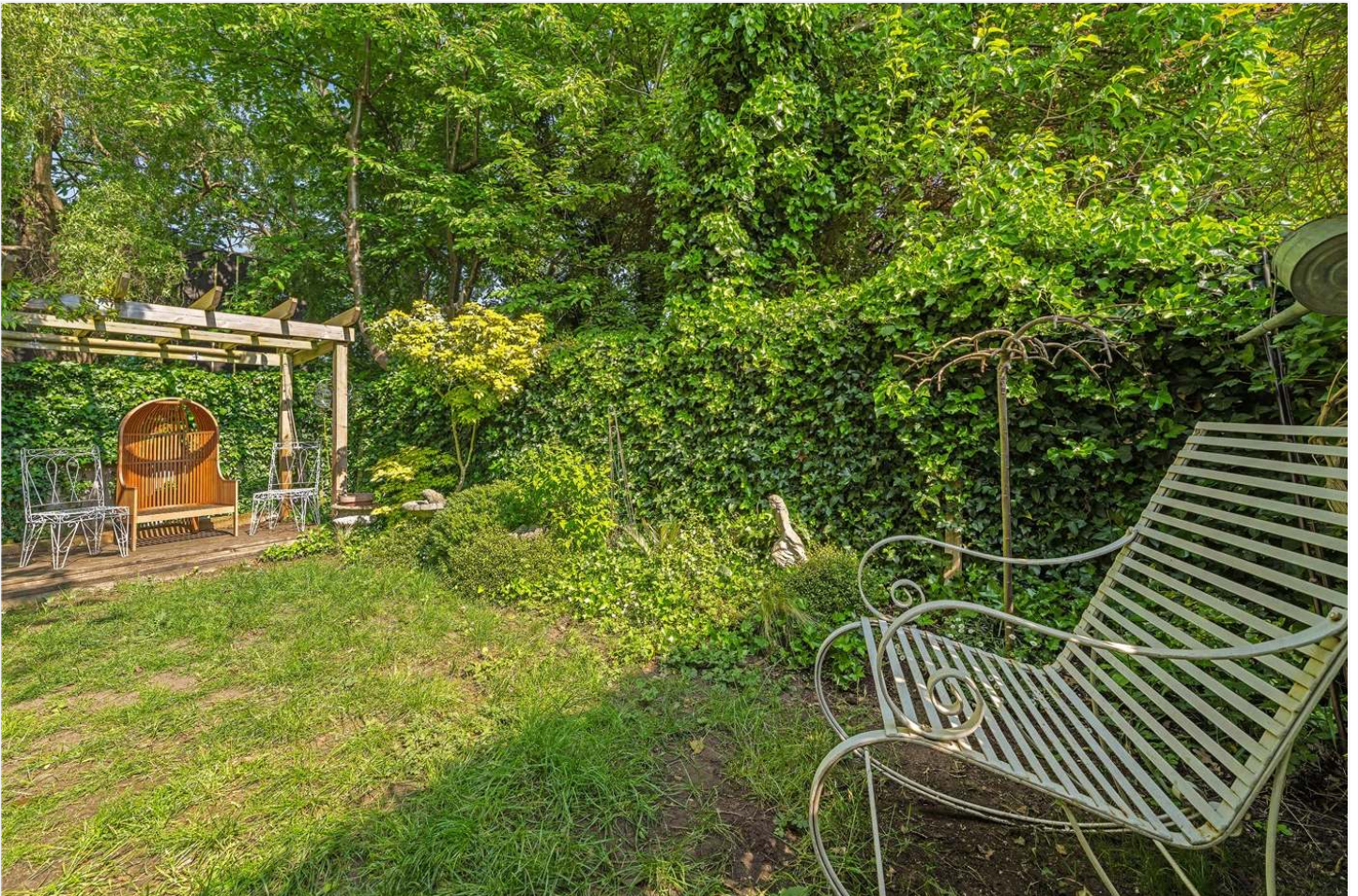
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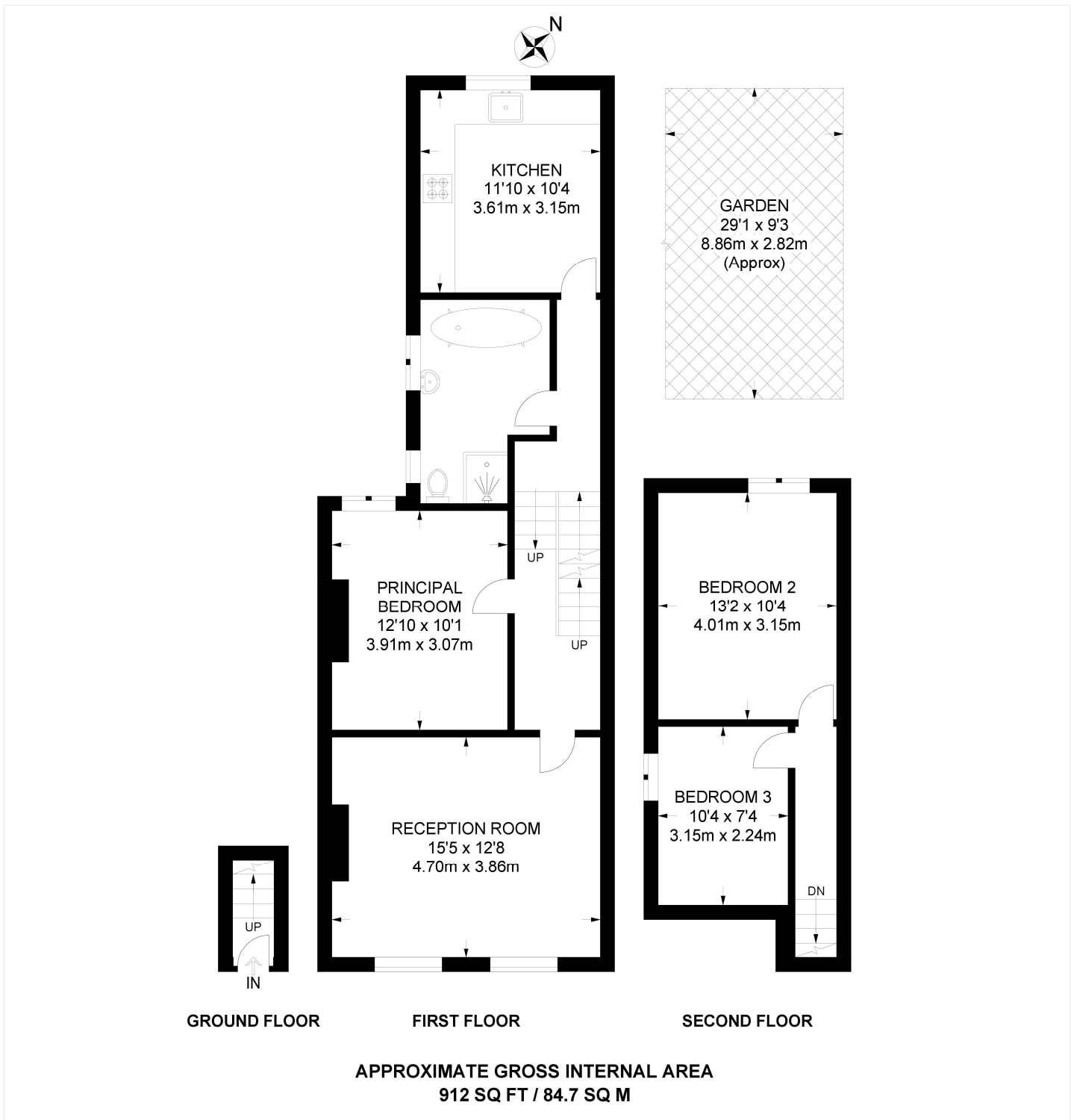
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