



FRIERN ROAD, EAST DULWICH, LONDON, SE22  
£875,000 LEASEHOLD (RIGHT TO MANAGE)

**A TRULY STUNNING AND RARELY AVAILABLE  
GROUND-FLOOR FLAT IN A HIGHLY SOUGHT-  
AFTER LOCATION IN SE22.**

Dulwich | 020 8299 2722 | [dulwich@winkworth.co.uk](mailto:dulwich@winkworth.co.uk)

Tenure Leasehold 109 Years | Council Tax Band D – London Borough of  
Southwark | Service Charge £500pa (Building Insurance) | Ground Rent £250pa

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## DESCRIPTION:

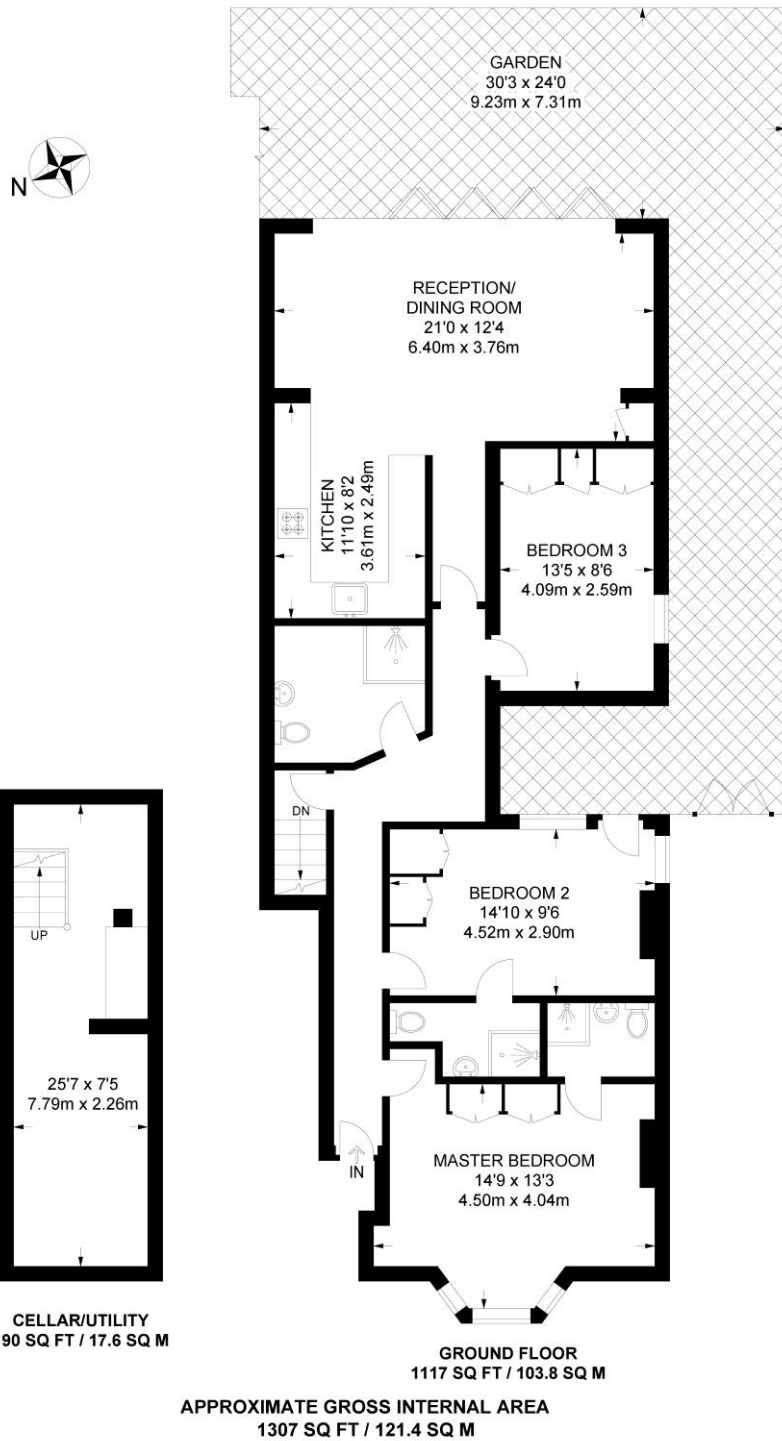
A truly stunning and rarely available ground-floor flat in a highly sought-after location in SE22. This simply stunning ground floor flat is offered to the market in fantastic condition. Comprising three large double bedrooms, two of which are ensuite, and a spacious family bathroom. An extremely large, bright, and spacious open-plan kitchen reception is situated to the rear, boasting stunning wood flooring, a fully fitted kitchen with built-in appliances. Bi-folding doors lead out to a private garden to the rear, complete with a patio, a large lawned area, and side access. The property further boasts private off-street parking as well as a spacious cellar, which has been fully refurbished. The property is situated on Friern Road in the heart of East Dulwich. A short walk to either Lordship Lane or Forest Hill Road provides an impressive array of shops, bars, and restaurants. Peckham Rye park is within a short 5-minute walk and transport links are provided via either East Dulwich for direct links to London Bridge, Honor Oak station for the East London line, or Peckham Rye for the overground.

## AT A GLANCE

- Stunning Ground-Floor Flat
- Three large double bedrooms, two of which are ensuite
- Open-Plan Kitchen Reception
- Private Garden
- Private off-street parking
- Excellent Transport links.







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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