



TFF, FRIERN ROAD, LONDON, SE22  
**£420,000 SHARE OF FREEHOLD**

## NESTLED ON THE TOP FLOOR OF A CHARMING PERIOD BUILDING, IS THIS ONE-BEDROOM, SPLIT-LEVEL FLAT ON FRIERN ROAD.

### DESCRIPTION:

Offering a perfect blend of modern living and classic character in the heart of East Dulwich. The property features a spacious and airy living area with large windows that flood the space with natural light, highlighting the elegant finishes and thoughtful design throughout. The upper level houses a generously sized bedroom, providing a peaceful retreat with plenty of storage. The kitchen is well-appointed with contemporary appliances and ample counter space. The property further offers a family bathroom with sky light, flooding natural light. The location offers exceptional access to everything SE22 has to offer. Parks are situated at either end of the road at Peckham Rye Park and Dulwich Park. Lordship Lane and Forest Hill Road are both within a short 5-minute walk, boasting their impressive array of independent shops, bars, and restaurants. Transport links are found via a short bus to either Peckham Rye for the overground, Honor Oak for the East London Line, or a stroll to East Dulwich station for direct links to London Bridge.

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

Tenure Leasehold | Council Tax Band B – London Borough of Southwark | Service Charge TBC | Ground Rent TBC

[winkworth.co.uk](http://winkworth.co.uk)

### AT A GLANCE

- One Double Bedroom
- Modern Fitted Kitchen
- Spacious Reception Room
- Modern Bathroom
- Fantastic Location

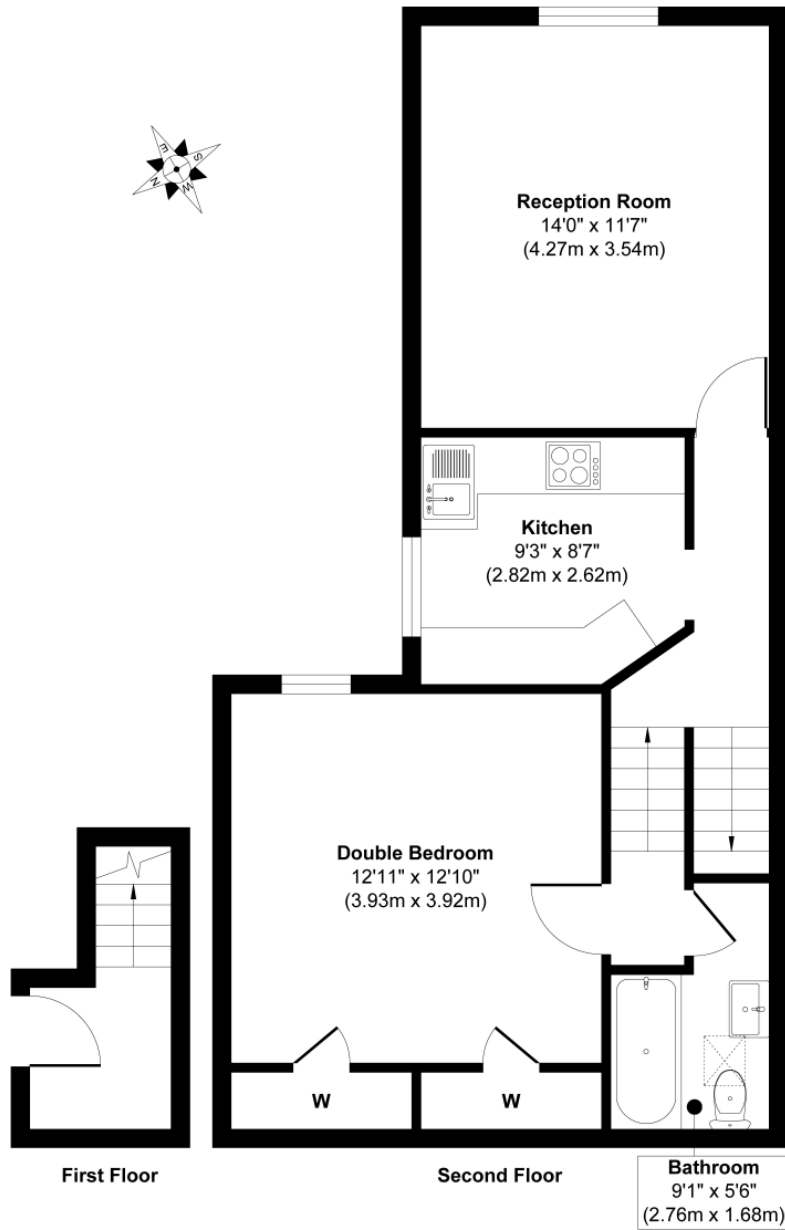
**Winkworth**

See things differently



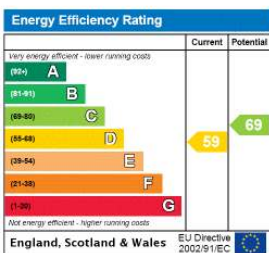


# Friern Road



**Approx. Gross Internal Floor Area 565 sq. ft / 52.57 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.



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



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.