

SmartSale

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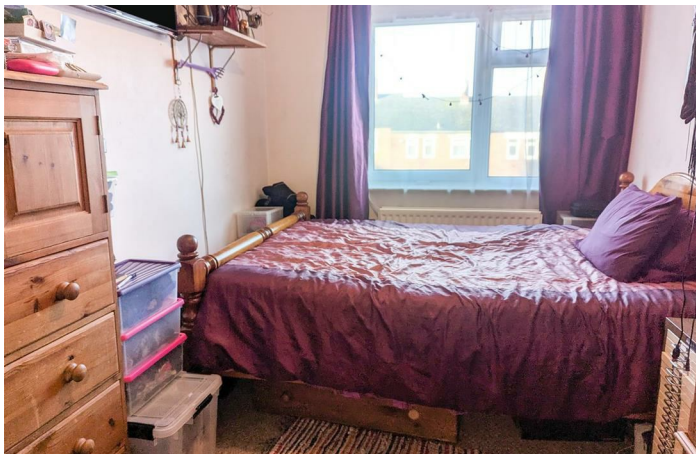


Friern Road , London SE22 0BG

- Private balcony
- Separate fitted kitchen
- Two-bedroom first-floor flat
- Spacious reception room
- Lift access

£299,950 Leasehold





Location

Full Description

The accommodation is arranged to provide comfortable and practical living space, comprising a spacious reception room with direct access to a private balcony, ideal for outdoor seating and enjoying the peaceful surroundings.

The separate kitchen offers ample storage and worktop space, making it well suited for everyday living.

The property features two well-proportioned bedrooms, both offering flexibility for use as sleeping accommodation, a home office, or guest room.

A modern bathroom completes the internal layout, fitted with a full suite including bath with shower, wash basin, and WC.

Additional benefits include lift access. Conveniently located, the property enjoys easy access to local amenities, green spaces, and transport links, making it an ideal choice for those seeking a balance of comfort, convenience, and value in a desirable residential setting.

1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE

REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Local Authority
Council Tax Band
EPC Rating C



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.