



Friern Road, SE22 | £425,000

02087028222

[eastdulwich@pedderproperty.com](mailto:eastdulwich@pedderproperty.com)

**pedder**  
We live local



# In General

- One double bedroom
- Period conversion
- Large communal garden
- Over 710 Sq Ft of internal space
- Excellent condition throughout
- Desirable, residential road
- Access to Peckham Rye and Dulwich Park

# In Detail

Stunning, spacious and beautifully bright one bedroom period conversion with direct access to a communal garden on this desirable road in the residential heart of East Dulwich, SE22.

Boasting over 710 Sq Ft of internal space which has been lovingly modernised and maintained by the current owners. There is a sumptuous 16x15 ft separate reception with large windows offering a view out onto the huge 90 ft + communal garden. There is a 15x11 ft bedroom, a luxury shower room and a gorgeous eat-in kitchen.

Friern Road is enviably located for the gorgeous parks and green spaces nearby, as well as the independent shops, bars, restaurants and coffee shops of Lordship Lane and North Cross Road. There are strong transport links into The City and West End from East Dulwich station (1 mile) and Peckham Rye station (1.3 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Honor Oak Park and Forest Hill.

EPC: D | Council tax band: C | Lease: 180 years remaining | GR: £0 | SC: £997.05 | BI: incl. in SC



# Floorplan

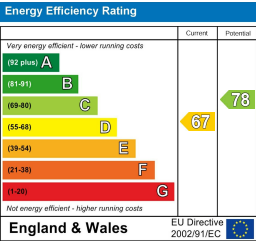
Friern Road, SE22

Approximate Gross Internal Area  
66.2 sq m / 713 sq ft



Ground Floor

Copyright www.pedderproperty.com © 2026  
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.  
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.