

MUNDAY'S

Friern Road, East Dulwich

£600,000



Recently-refurbished and ready-to-go upper floor Victorian conversion apartment (of 890 square feet, excluding the substantial storage space at loft level).

The attractive flat has two double bedrooms and a single bedroom/office. Further, a smart paved front garden is demised. Chain free.

More? Planning is pleasingly in place for a full roof extension and terrace (making it a large 3/4 bedroom property of 1100 square feet with terrace with direct access). Please ask us for further details if you would like to know more.

This is a delightful residential tree-lined street, and you are just a 10 minute walk from Peckham Rye Park and Common's 113 acres. Your most local stations are East Dulwich and Peckham Rye (walk 22 minutes for either, or jump on a bus from the end of the road for a faster journey/stay on for central London).

*Munday's Estate Agents Ltd.*  
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London SE5 8SP  
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[www.mundays.com](http://www.mundays.com)

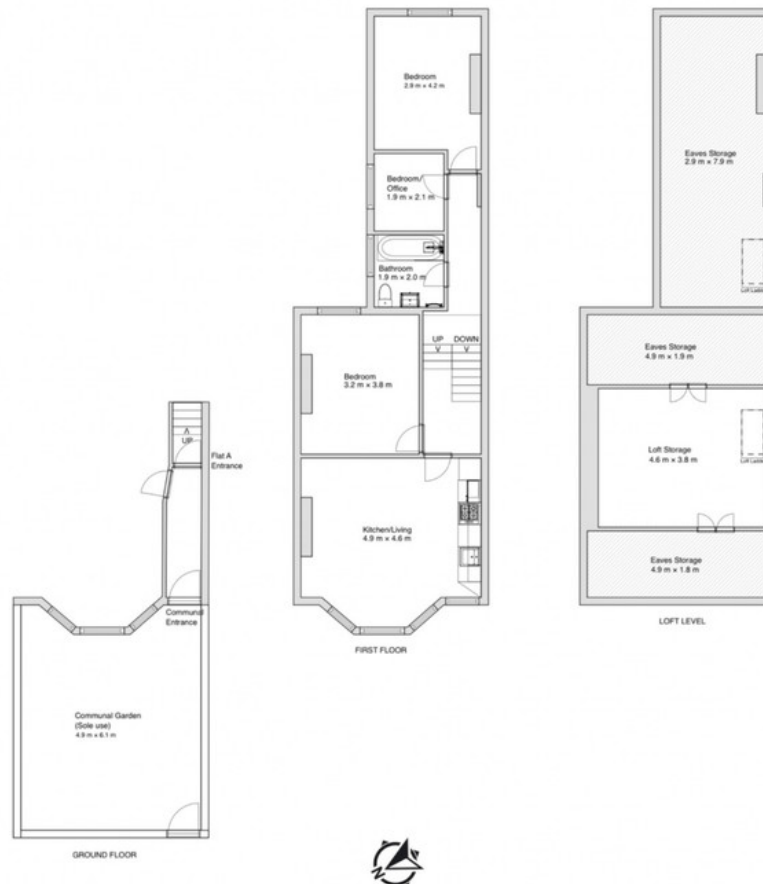
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## Friern Road, SE22 First & Second Floor Split Level Apartment



### Approximate Gross Internal Area

Ground Floor = 13 sqft / 1.28 sqm

First Floor = 689 sqft / 64.00 sqm

Loft Level = 188 sqft / 17.48 sqm

Eaves Storage = 442 sqft / 41.04 sqm

Total (exc. storage) = 890 sqft / 82.76 sqm

Total (inc. storage) = 1332 sqft / 123.80 sqm

Whilst every care is taken in the preparation of these plans and images, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.