



St Julians Farm Road, SE27
Offers in excess £625,000

0208 702 9888
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In general

- Victorian conversion
- Ground floor - over 1000 Sq. Ft
- Two/three bedrooms
- Two bathrooms
- Fully fitted kitchen/dining area
- Cellar
- Private rear garden
- Garden office with electricity, heating and Wifi
- Well maintained throughout
- Fantastic location

In detail

A beautiful, bright and very well proportioned two/three-bedroom garden flat on the desirable St Julians Farm Road, a tree-lined residential road in heart of West Norwood, SE27.

Boasting over 1,000 Sq. Ft and well maintained by the current owners, this home offers versatile living space as either, a large three-bedroom property with the kitchen/lounge combined, or a separate reception room with two double bedrooms, cellar, two bathrooms (one en-suite) large private rear garden with a 'Garden office' with the benefit of having electricity, heating and Wifi.

St Julians Farm Road conveniently located for West Norwood and Tulse Hill stations offering ease of access to London Bridge, Blackfriars, St Pancras and London Victoria as well as a number of good bus routes.

The location is ideal for Norwood High Street offering an array of shops, restaurants, bars, as well as a library, cinema and leisure centre.

EPC: E | Council Tax Band: D | Lease: 993 years remaining | SC: £1,400 pa | GR: Nil | BI: TBC



Floorplan

St Julians Farm Road, SE27

Approximate Gross Internal Area

Cellar / Basement = 14.9 sq m / 160 sq ft

Ground Floor (Excluding Summer House)

78.1 sq m / 841 sq ft

Total = 93.0 sq m / 1001 sq ft



Ground Floor

Cellar / Basement

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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