



St. Julians Farm Road, SE27 | £475,000

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In General

- Two double bedrooms
- Private court yard garden
- Share of freehold
- Two bathrooms
- Chain free
- Great location

In Detail

**** Guide Price £500,000 - £525,000 ****. Set within a double-fronted period conversion on the ever popular St Julian's Farm Road, this unique and stylish two double bedroom apartment has a lot to offer.

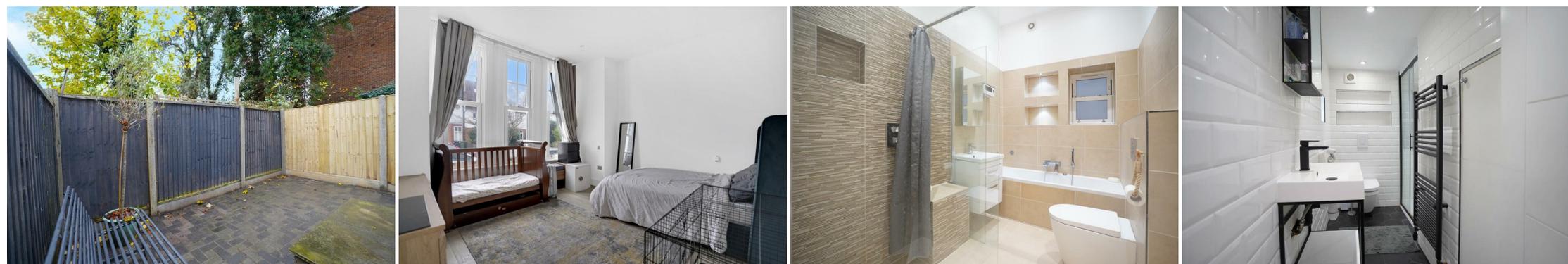
Upon entering, you are welcomed by a generous primary bedroom, enhanced by a large bay window that floods the space with natural light, newly laid wood flooring, and high ceilings. The modern bathroom suite is an excellent size and features both a separate bath and a walk-in shower. The second bedroom is also a well-proportioned double. An additional bathroom with walk in shower.

To the rear of the property sits a spacious, contemporary eat-in kitchen, complete with under cabinet LED lighting and views over the westerly-facing patio garden. A striking glass staircase leads up to the mezzanine reception area, creating a fantastic living and entertaining space and adding an architectural focal point to the home.

St Julians Farm Road is a quiet and desirable residential street with excellent access to local amenities. West Norwood is a vibrant and well-connected neighbourhood, celebrated for its strong community feel, independent cafés, and cultural attractions, including the West Norwood Picturehouse and the popular monthly Feast market.

Transport links are superb with West Norwood Station just a short walk away, providing direct services to London Victoria and London Bridge, while Tulse Hill Station offers further Thameslink routes into central London and beyond.

EPC: TBC | Council Tax Band: C | Lease: TBC years remaining | SC: £0 | GR: £0 | BI: TBC



Floorplan



Total area: approx. 77.1 sq. metres (829.6 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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