



St Julians Farm Road SE27
OIEO £539,000

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In general

- Period Property
- Three bedrooms
- Exceptionally large accommodation boasting over 1000sq. ft
- Immaculately presented and recently refurbished kitchen
- Large kitchen/diner
- Two living spaces
- Fantastic location
- Chain free

In detail

Beautiful and modern, three bedroom, split level Victorian conversion on St Julians Farm Road.

Boasting over 1035 internal sq. ft, the property comprises a large front reception room, two double bedrooms, a single room/study, fully fitted well presented kitchen/diner and a modern bathroom with underfloor heating. Offers a contemporary and stylish presentation of a property type which is high in demand.

St Julian's Farm Road is a desirable tree-lined street to the West of Norwood Road. Conveniently located for West Norwood and Tulse Hill stations offering ease of access to London Bridge, Blackfriars, King's cross 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. Ample greenspace is nearby with Dulwich and Brockwell Park both in walking distance.

EPC: D



Floorplan

St Julians Farm Road SE27

Approximate Gross Internal Area

Ground Floor = 2.0 sq m / 21 sq ft

First Floor = 74.8 sq m / 805 sq ft

Top Floor = 19.4 sq m / 209 sq ft

Total = 96.2 sq m / 1035 sq ft



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

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