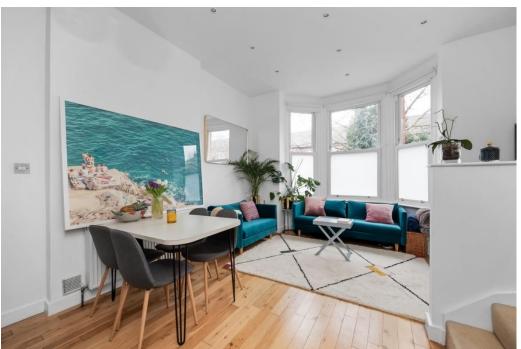
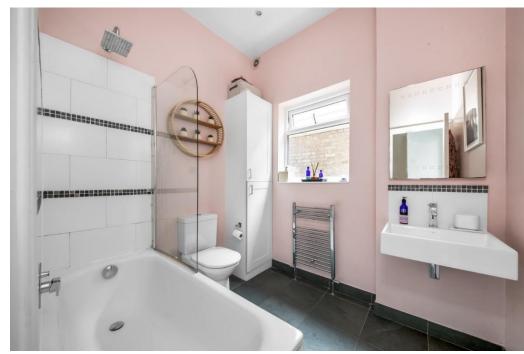


St Julians Farm Road, SE27 OIEO £450,000 0208 702 9888 pedderproperty.com











In general

- Victorian conversion
- Split level
- Two bedrooms
- Fitted kitchen
- Luxury bathroom
- Large private garden
- Well presented throughout
- Bright and airy
- Fantastic transport links

In detail

Pedder are delighted to offer this beautifully presented, two bedroom split level flat on the popular St Julians Farm Road, a treelined road in West Norwood, SE27.

This property is very well-presented throughout, located on the ground and first floor comprises of the following: two double bedrooms, a luxury bathroom, a large lounge combined with a fully fitted kitchen/dining area and a beautiful large private garden.

St Julians Farm Road is a desirable tree-lined street to the West of Norwood Road.

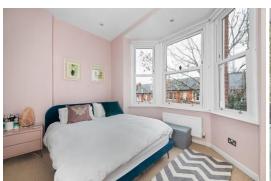
Conveniently located for West Norwood and Tulse Hill stations offering ease of access to London Bridge, Blackfriars, King's Cross and London Victoria as well as a number of good bus routes.

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.

Early viewing recommended.

EPC: D | Council Tax Band: C | Lease Term Remaining: 900 years | GR: £0 | SC: £1,000 pa | BI: TBC



















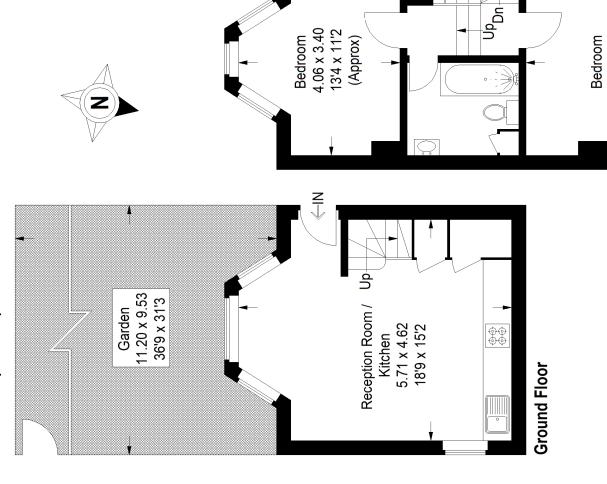




Floorplan

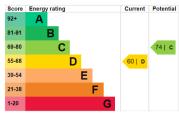
St Julians Farm Road, SE22

Approximate Gross Internal Area Ground Floor = 24.3 sq m / 261 sq ft First Floor = 36.4 sq m / 392 sq ft Total = 60.7 sq m / 653 sq ft



Copyright www.pedderproperty.com © 2023 First Floor
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.

3.99 x 3.71 13'1 x 12'2



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