



St Julians Farm Road, SE27
OIEO £450,000

0208 702 9888
pedderproperty.com

pedder



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	74 C
39-54	E		
21-38	F		
1-20	G		

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.

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.