



St Julians Farm Road SE27
£425,000

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In general

- Period Conversion
- Two bedrooms
- Modern kitchen
- Spacious lounge
- Bathroom
- Bright and airy
- Fantastic location
- Well presented throughout

In detail

Presented to the market is a bright, and airy two-bedroom Victorian conversion on the desirable St Julians Farm Road, SE27

This first floor period conversion comprises of, two bedrooms, spacious modern kitchen/diner and a bathroom. Located on the sought after, tree-lined, St Julians Farm Road to the West of Norwood Road.

Conveniently located for West Norwood and Tulse Hill train 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. Ample greenspace is nearby with Streatham Rookery, Dulwich and Brockwell Park in walking distance.

Early viewing recommended

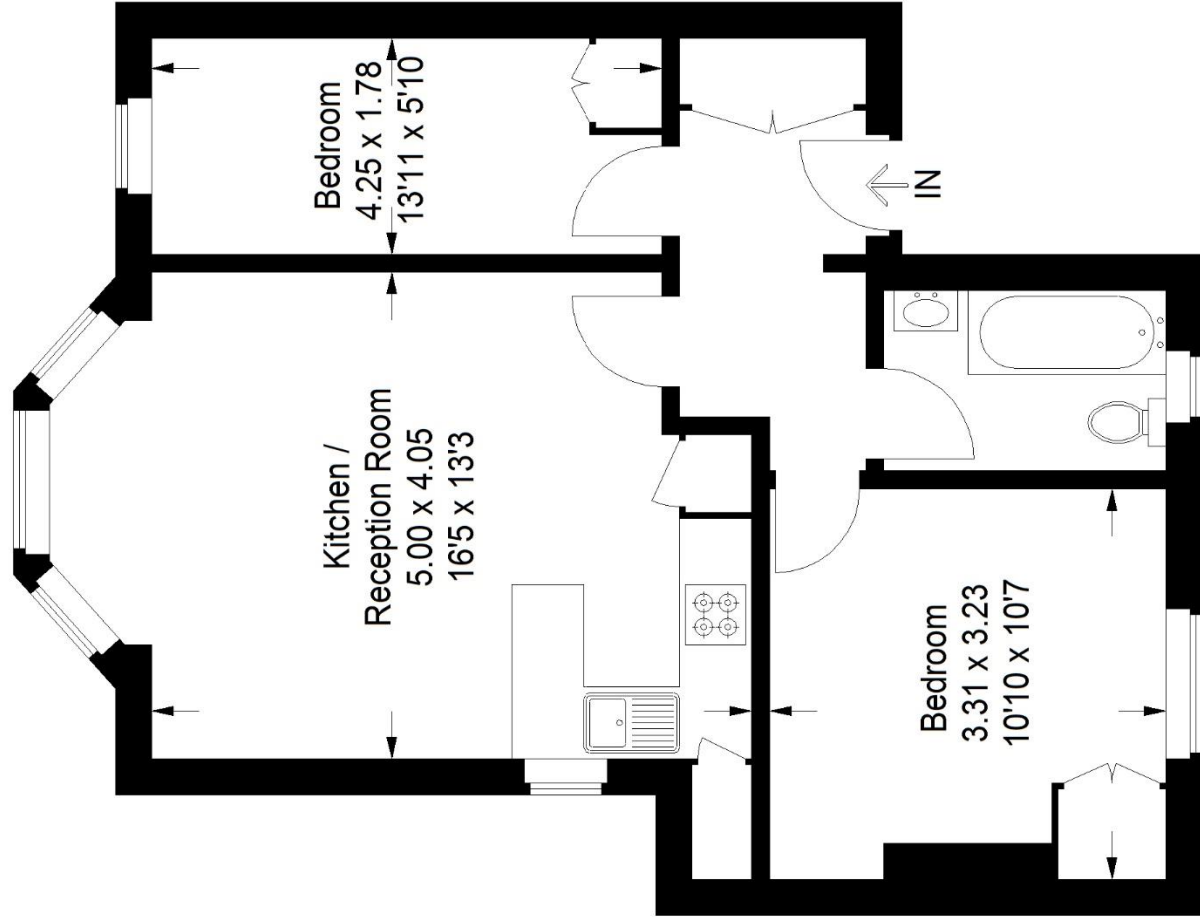
EPC: C | Council Tax Band: C | Service Charge: TBC | Lease Years Remaining: TBC | Ground Rent: TBC | Building Insurance: TBC



Floorplan

St Julian's Farm Road, SE27

Approximate Gross Internal Area
51.4 sq m / 553 sq ft



First Floor

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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