



St Julians Farm Road SE27
£385,000

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In general

- Period conversion
- Own front door
- Double bedroom
- Large lounge
- Fully kitchen kitchen
- Modern bathroom
- Beautiful private garden
- Well presented throughout
- Fantastic location

In detail

Beautiful, bright and very well proportioned one bedroom split level garden maisonette on the desirable St Julians Farm Road, a tree-lined residential road in heart of West Norwood, SE27.

This property is very well-presented throughout and comprises of a large lounge, a bright and airy living area, in addition to a spacious fully fitted kitchen. The rest of the property consists of a luxury bathroom, a good-sized double bedroom, and a beautiful garden provided direct access to private outside space.

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, 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.

Early viewing recommended.

EPC: D | Council tax band: C | Lease term remaining: 90 years | GR: £100 per annum | SC: £500 per annum



Floorplan

St Julians Farm Road SE27

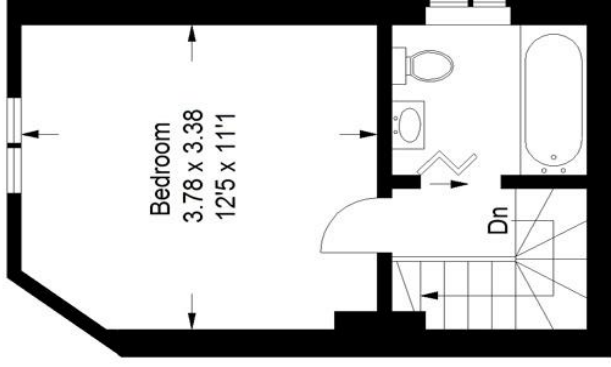
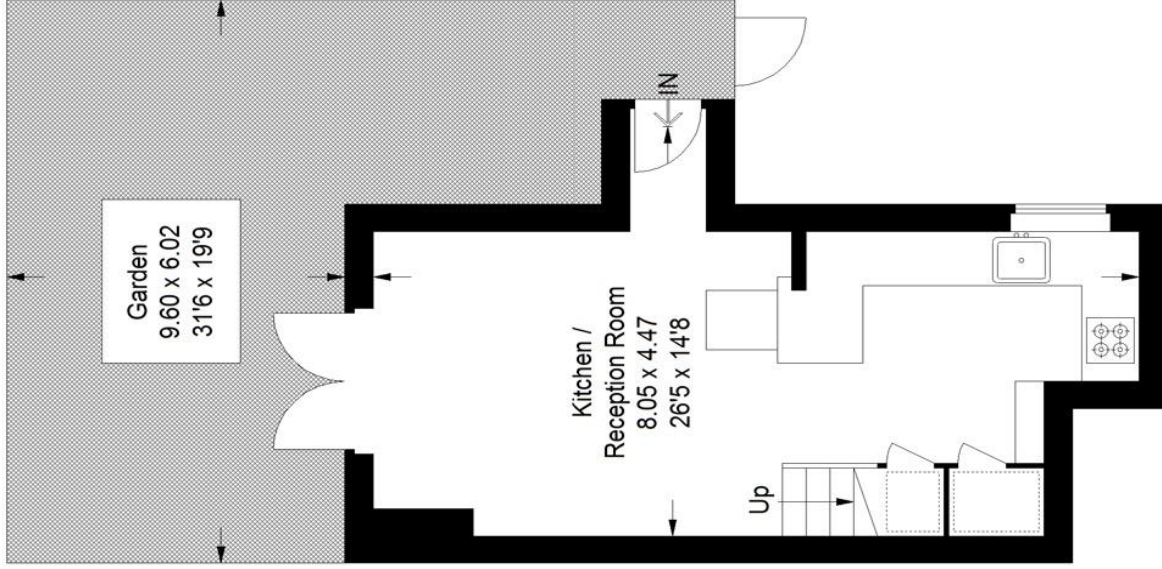
Approximate Gross Internal Area

Ground Floor = 26.7 sq m / 287 sq ft

First Floor = 19.6 sq m / 211 sq ft

Total = 46.3 sq m / 498 sq ft

 = Reduced Headroom Below 1.5 M / 50



Ground Floor

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		
55-68	D	55 D	77 C
39-54	E		
21-38	F		
1-20	G		

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