



St Julians Farm Road, SE27  
OIEO £500,000

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# In general

- Period conversion
- Two double bedrooms
- Share of freehold
- Large lounge
- Luxury bathroom
- Original features
- Split level over three floors
- Bright and airy
- Well presented throughout
- Fantastic transport links

# In detail

A beautiful light, bright and airy two bedroom split level maisonette located on the popular tree lined, St Julian's Farm Road, SE27.

Boasting 946 Sq. Ft, this very well presented property is set over the ground, first and top floor and comprises: Two double bedrooms, a luxury bathroom, large characterful lounge, modern kitchen and a beautiful private front garden. Additionally the property benefits from a share of the freehold

St Julian's Farm Road is a sought after tree-lined street to the west of Norwood Road. Conveniently located for West Norwood and Tulse Hill stations offering ease of access into London Bridge, London 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, bars, and eateries as well as other amenities including a library, cinema and leisure centre. In addition the property is surrounded by ample greenspaces with Dulwich and Brockwell Park both within close proximity.

Early viewing highly recommended.

EPC: D | Council Tax Band: C | Lease: 999 years | SC: As and when | GR: N/A | BI: £1,137.39



# Floorplan

## St Julians Farm Road, SE27

Approximate Gross Internal Area

Ground Floor = 7.9 sq m / 85 sq ft

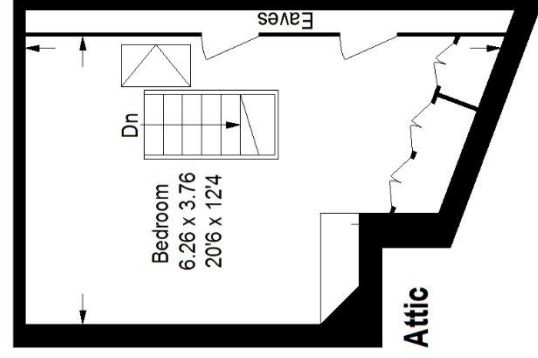
First Floor = 37.6 sq m / 405 sq ft

Second Floor = 22.6 sq m / 243 sq ft

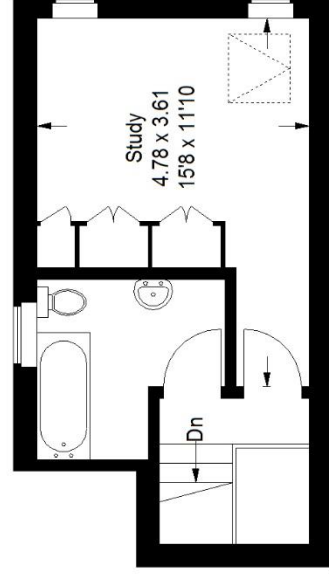
Attic (Excluding Eaves) =

19.8 sq m / 213 sq ft

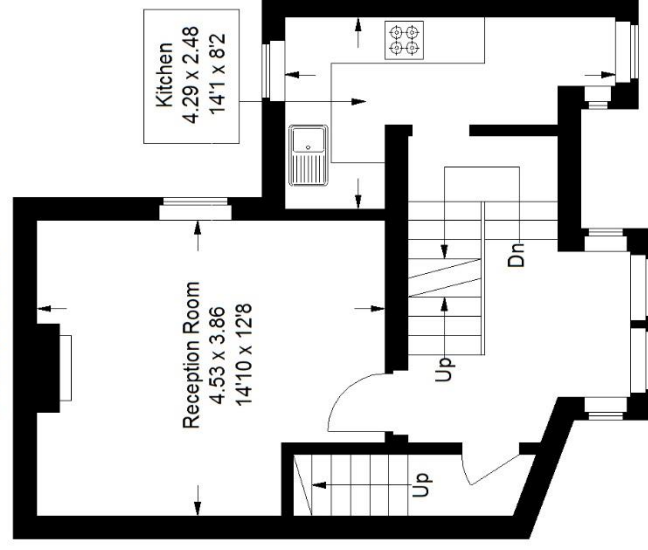
Total = 87.9 sq m / 946 sq ft



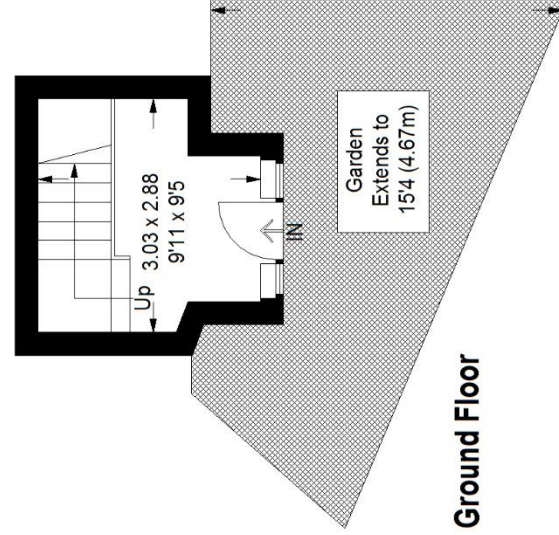
Attic



Second Floor



First Floor



Ground 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	70 C
39-54	E		
21-38	F		
1-20	G		

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