

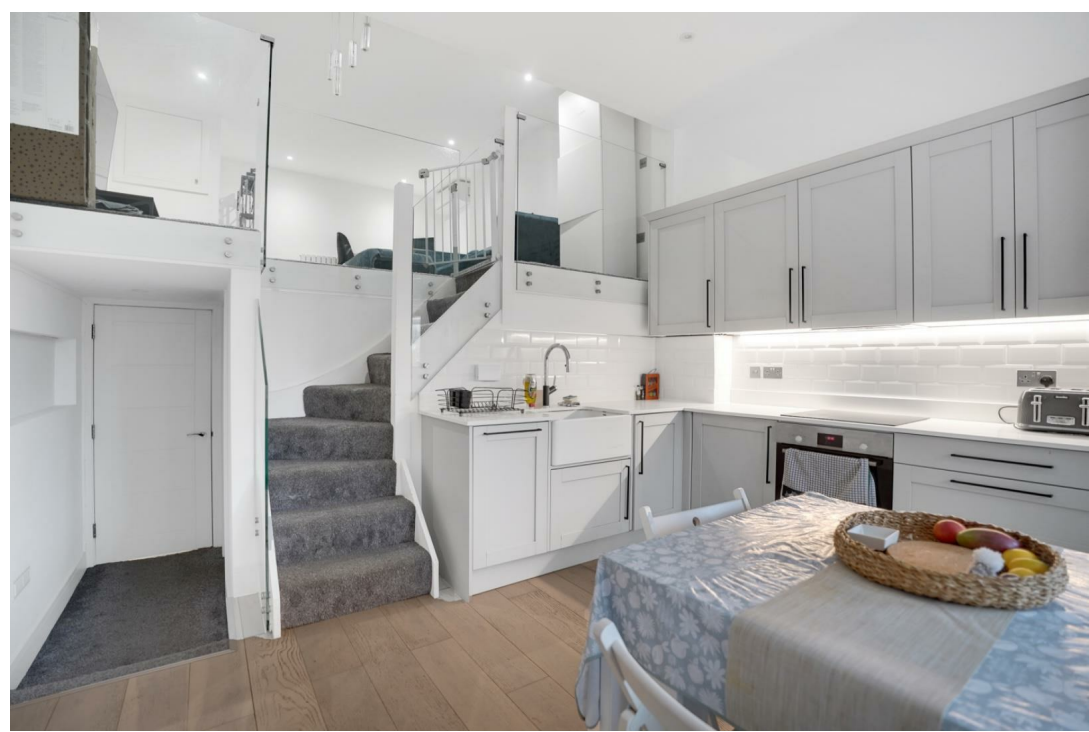


St. Julians Farm Road, SE27 | Guide Price £500,000

02087029888

westnorwood@pedderproperty.com

pedder
We live local



In General

- Two double bedrooms
- Private court yard garden
- Share of freehold
- Two bathrooms
- Chain free
- Great location

In Detail

**** Guide Price £500,000 - £525,000 ****. Set within a double-fronted period conversion on the ever popular St Julian's Farm Road, this unique and stylish two double bedroom apartment has a lot to offer.

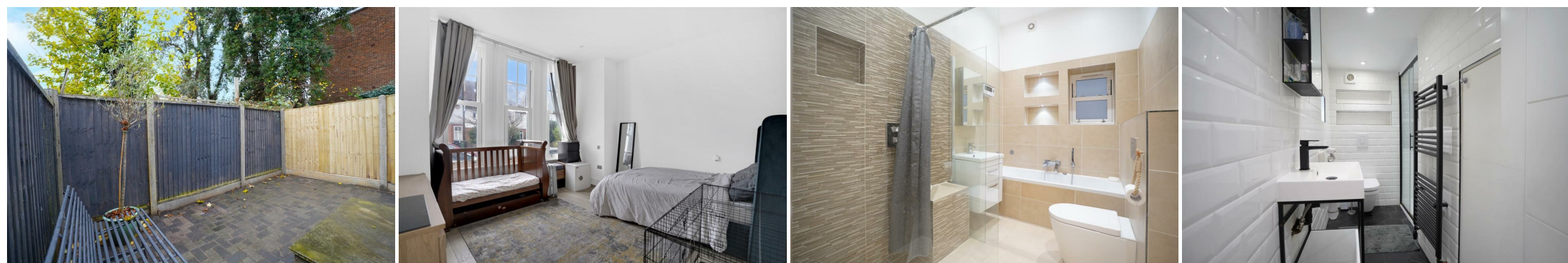
Upon entering, you are welcomed by a generous primary bedroom, enhanced by a large bay window that floods the space with natural light, newly laid wood flooring, and high ceilings. The modern bathroom suite is an excellent size and features both a separate bath and a walk-in shower. The second bedroom is also a well-proportioned double. An additional bathroom with walk in shower.

To the rear of the property sits a spacious, contemporary eat-in kitchen, complete with under cabinet LED lighting and views over the westerly-facing patio garden. A striking glass staircase leads up to the mezzanine reception area, creating a fantastic living and entertaining space and adding an architectural focal point to the home.

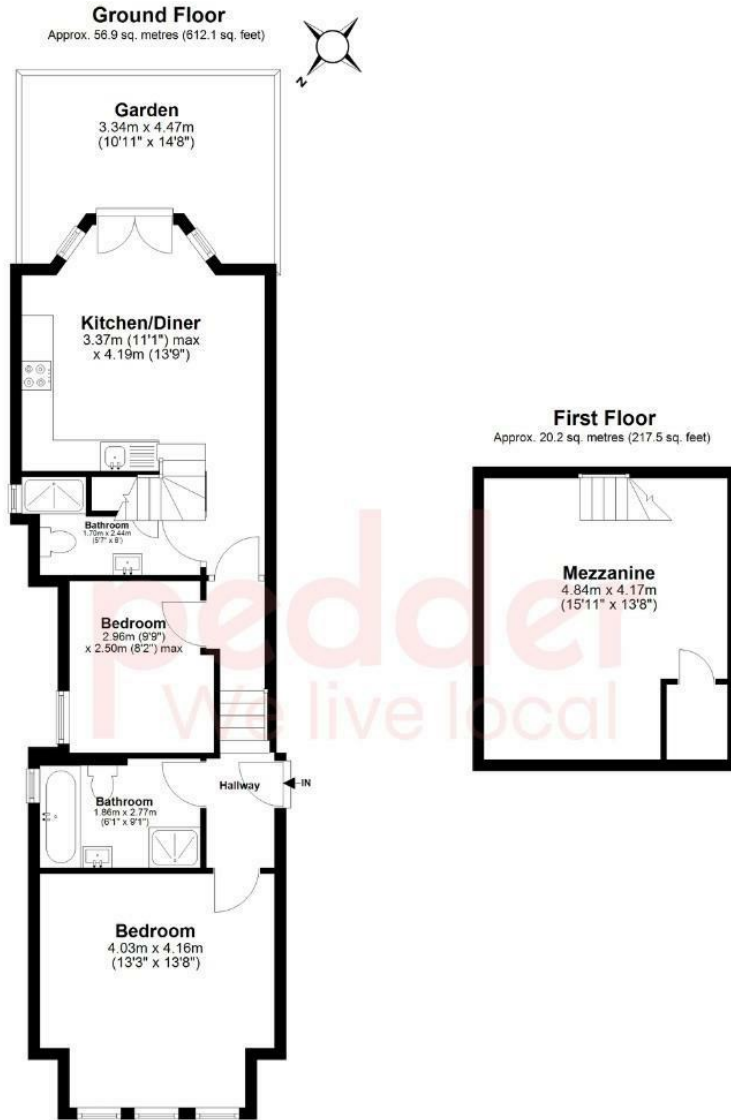
St Julians Farm Road is a quiet and desirable residential street with excellent access to local amenities. West Norwood is a vibrant and well-connected neighbourhood, celebrated for its strong community feel, independent cafés, and cultural attractions, including the West Norwood Picturehouse and the popular monthly Feast market.

Transport links are superb with West Norwood Station just a short walk away, providing direct services to London Victoria and London Bridge, while Tulse Hill Station offers further Thameslink routes into central London and beyond.

EPC: TBC | Council Tax Band: C | Lease: TBC years remaining | SC: TBC | GR: TBC | BI: TBC



Floorplan



Total area: approx. 77.1 sq. metres (829.6 sq. feet)

Copyright www.pedderproperty.com 2024. These plans are for representation purposes only as Defined by RICS - Code of Measuring Practice. Not drawn to scale. windows and door measurements are approximate, please check dimensions, shapes and compass bearings before making any decisions reliant upon them.

Plan produced using PlanUp.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
102 plus) A		
76-101) B		
69-75) C		
55-68) D		
39-54) E		
21-38) F		
1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.