



**3 Bed Flat located
on St Julians Farm
Road, West
Norwood. SE27**

Asking price £575,000



SECOMBE
estates

63 St. Julians Farm
Road
London
SE27 0RJ

Open Plan Kitchen-Diner

60'9" sq

A beautifully renovated open plan kitchen diner offering an impressive space for cooking, dining, and entertaining. Modern finishes, excellent natural light, and room for a large dining table create a stylish and sociable hub of the home.

A generous and easily accessible loft storage area offering excellent additional space for seasonal items, luggage, and household essentials, helping keep the home beautifully organised.

Reception Room

57'10" sq

A light filled reception room with a generous bay window, charming fireplace, and bespoke built in storage. A warm and elegant space ideal for relaxing or hosting.

Bedroom 1

46'3" sq

A well proportioned double bedroom offering comfortable space for furnishings and a peaceful atmosphere.

Bedroom 2

19'5" sq

A cosy single bedroom ideal as a child's room, guest room, or home office.

Top Floor Room

51'9" sq

A spacious double bedroom on the top floor, full of character with its sloping ceilings and cleverly integrated eaves storage. A private and tranquil retreat within the home.

Landing

A bright and airy landing with neutral décor and white balustrades, creating a welcoming flow between the home's main rooms.

Bathroom

20'10" sq

A recently refurbished bathroom featuring high quality fittings, a luxurious bathtub, and a stylish rain shower.

Loft Storage

38'3" sq





Welcome to St Julian's Farm Road, SE27! Here we have a beautifully presented three-bedroom Victorian conversion flat offering approx. 1033 sq ft (108 sq m) of internal space (1,162 sq ft / 108 sq m including loft storage).

The layout features a bright, open-plan kitchen-diner with modern units, breakfast bar and ample natural light; a generous reception room with period proportions; three well-proportioned bedrooms including two principal double rooms and a single bedroom, along with a contemporary family bathroom. High-quality finishes, neutral décor, built-in storage and loft access complete this characterful home.

Located on one of West Norwood's most desirable, tree-lined residential roads, the property enjoys a peaceful yet convenient position.

West Norwood is a thriving south London suburb (Lambeth) blending suburban calm with urban access. It offers independent cafés, shops, restaurants, good local schools (e.g. Julian's School nearby), parks and a strong community feel, boosted by recent regeneration.

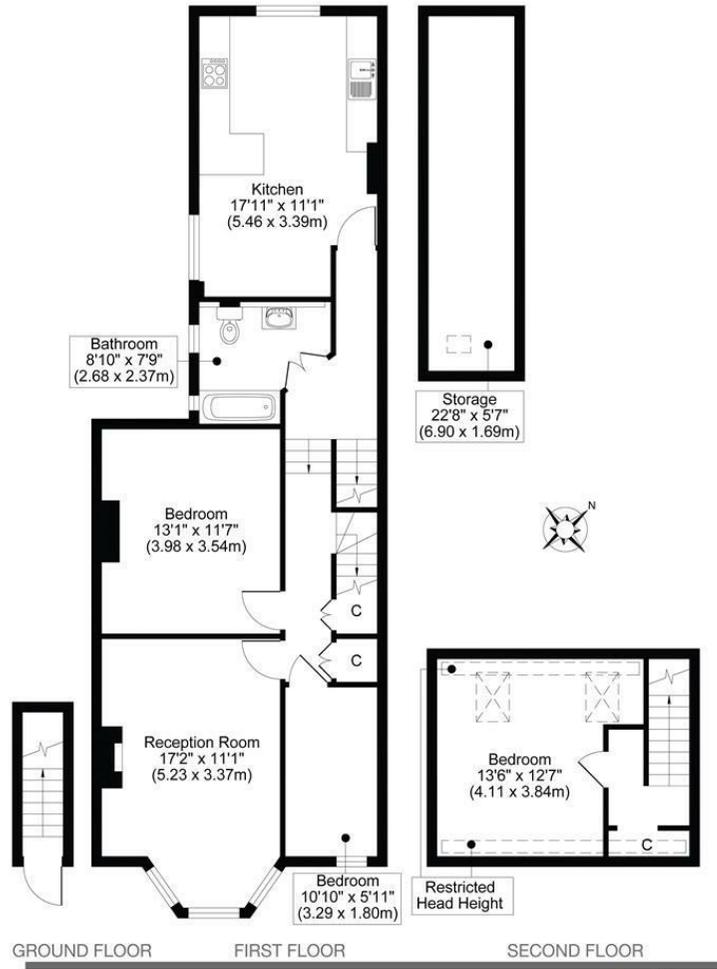
Transport is excellent: West Norwood station (Zone 3, short walk) provides frequent Southern/Thameslink services to London Victoria (~20–25 mins), London Bridge, Blackfriars and beyond. Numerous bus routes connect to Brixton, Crystal Palace, Streatham and central London.

An ideal opportunity to acquire a spacious, modernised period flat in a highly regarded location with a lease length of 189 years remaining.

- Spacious and versatile layout
- Modern open-plan kitchen-diner
- Additional loft storage
- Prime residential location
- Outstanding transport connectivity
- Long Lease - 189 Years remaining



ST JULIAN'S FARM ROAD, SE27
 TOTAL APPROX FLOOR PLAN AREA INCLUDING LOFT 1162 SQ.FT (108 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING LOFT 1033 SQ.FT (96 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



DIRECTIONS

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	69
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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