galloways
est. 1985



# St. Julians Farm Road

## London, SE27 0JJ

## Asking Price £650,000

Galloways are delighted to present to the market this stunning two-bedroom, split-level Victorian conversion, situated on the popular St Julians Farm Road and benefiting from a share of the freehold. Boasting almost 1,490 sq. ft. of accommodation, including an impressive 283 sq. ft. private garage, this spacious home has been beautifully presented throughout and is offered in excellent, move-in condition. Combining attractive Victorian period features with the comfort and convenience of modern living, this unique property offers generous proportions and the added benefit of a share of the freehold.

The accommodation comprises a generous principal bedroom with extensive built-in wardrobes, a second well-proportioned double bedroom, a separate reception room and a stylish family bathroom, complemented by an additional separate WC. To the rear, the impressive kitchen/dining space provides an excellent setting for everyday living and entertaining, with direct access to a beautiful private balcony and peaceful rear garden.

A particular highlight is the substantial private garage, measuring approximately 283 sq. ft., providing valuable additional space for storage, hobbies or potential off-street parking, subject to suitability. This excellent feature enhances the property's versatility and overall appeal, with the combined accommodation and garage totalling approximately 1,490 sq. ft. Together with the share of freehold, generous living space and attractive period character, this is a fantastic opportunity to acquire a distinctive home in a sought-after location.

The property is ideally positioned for access to the excellent selection of shops, cafés, restaurants and everyday amenities available locally, while the surrounding area also offers a fantastic choice of green spaces, including Norwood Park and the renowned Brockwell Park.

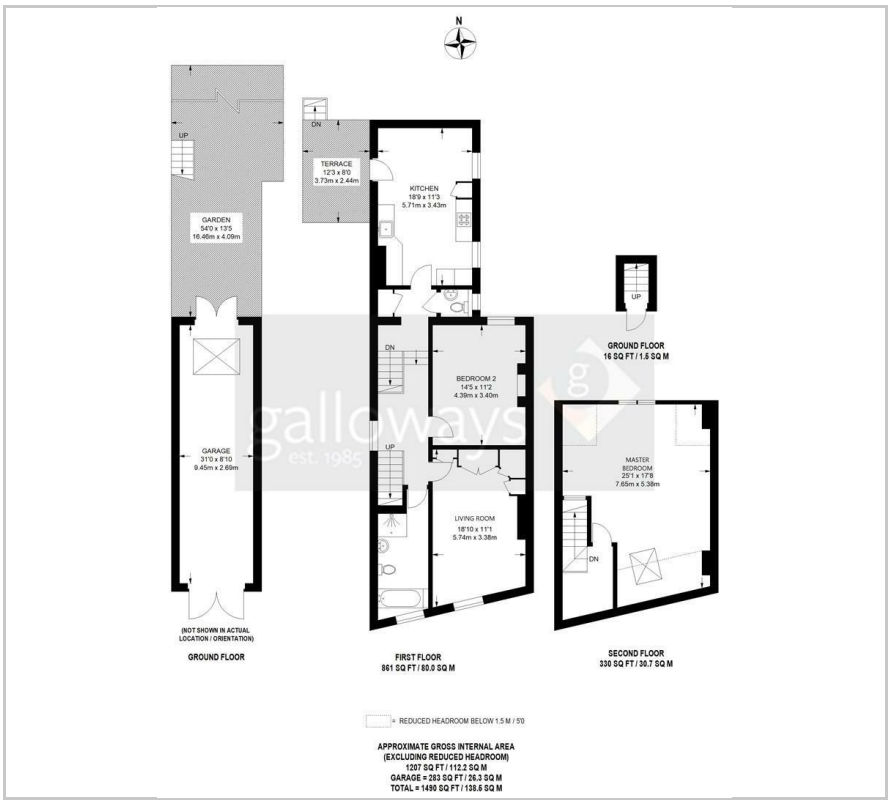
- EXCELLENT ADDITIONAL STORAGE WITH A PRIVATE GARAGE
- STUNNING TWO-BEDROOM SPLIT-LEVEL VICTORIAN CONVERSION
- BEAUTIFULLY PRESENTED THROUGHOUT
- GENEROUS MASTER BEDROOM WITH EXTENSIVE BUILT-IN WARDROBES
- SPACIOUS KITCHEN/DINING AREA & SEPARATE RECEPTION ROOM
- BEAUTIFULLY LANDSCAPED REAR GARDEN & BALCONY
- STYLISH BATHROOM & ADDITIONAL SEPARATE WC
- ADDED BENEFIT OF SHARE OF FREEHOLD
- APPROX. FIVE-MINUTE WALK TO WEST NORWOOD STATION & EXCELLENT LOCAL TRANSPORT LINKS
- (TIMES ESTIMATED VIA GOOGLE MAPS)

## Viewing

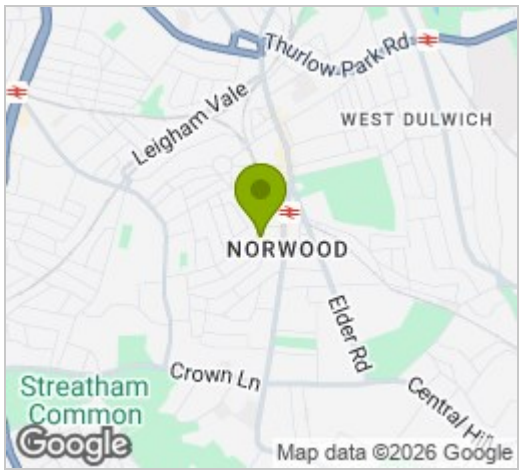
Please contact our Galloways West Norwood Office on 020 8766 6111
if you wish to arrange a viewing appointment for this property or require further information.

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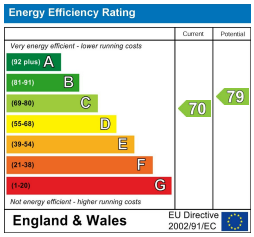
## Floor Plan

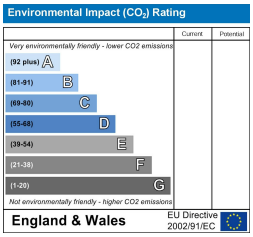



## Area Map




## Energy Efficiency Graph












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282 Norwood Road, West Norwood, London, SE27 9AJ
**Tel:** 020 8766 6111 **Email:** info@gallowaysonline.co.uk www.gallowayonline.co.uk