



St. Julians Farm Road, SE27 | £1,700 Per Month

02087029888

westnorwood@pedderproperty.com

pedder
We live local

In General

- One double bedroom
- Private garden
- Great location
- Close to stations
- On street parking

In Detail

Situated on one of West Norwood's most sought-after roads, this well presented one-bedroom ground floor Victorian conversion apartment.

The accommodation comprises a sizable light and bright reception room, modern kitchen with ample storage, a spacious double bedroom with double doors leading to a private garden, a well appointed bathroom with walk in shower.

Ideally located, the property is within easy reach of the shops, cafés, restaurants, and local amenities along Knights Hill and Norwood Road. Excellent transport links are available from West Norwood station, providing frequent services to London Bridge and Victoria.

Offered unfurnished, the property is available from the beginning of August.

EPC: TBC | Council Tax Band: C | HD: £392.30 | SD: £1,961.53 | Unfurnished | Available early August



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	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.

