



Sylvan Hill, SE19 | £775,000

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# In General

- Penthouse apartment
- Seventh floor
- Lift
- Three double bedrooms
- Luxury en suite shower room
- No onward chain
- Three private terraces
- 23ft 9 living area
- Garage

# In Detail

A generously proportioned three bedroom penthouse forming part of a contemporary modern development nearby central Crystal Palace.

As the only property located on this side of the seventh floor, totalling 1174 sq ft / 109.1 sq m of light and bright accommodation, the apartment boasts elevated, dual aspect outlook from this level. Build completed approximately five years ago, discerning buyers will appreciate the high standard of finish, low energy costs along with the pleasant views from all windows, and three private outside terrace areas.

Highlights include a 23ft sociably open-plan living space with a white high gloss kitchen and integrated appliances, under floor heating, a luxury en suite shower room, ample fitted storage, a wide welcoming entrance hall, and a lift service.

A secure gated parking space is allocated to the property. Sylvan Hill is served by both Crystal Palace and Norwood Junction (fast to London Bridge) rail links and is within proximity of the many shopping and leisure offerings at the Triangle, Norwood Lakes and Grounds, and popular Cypress Primary school.

Sold with no onward chain, this property is a unique marketing offering that could suit those seeking a quiet, modern, and spacious retreat.

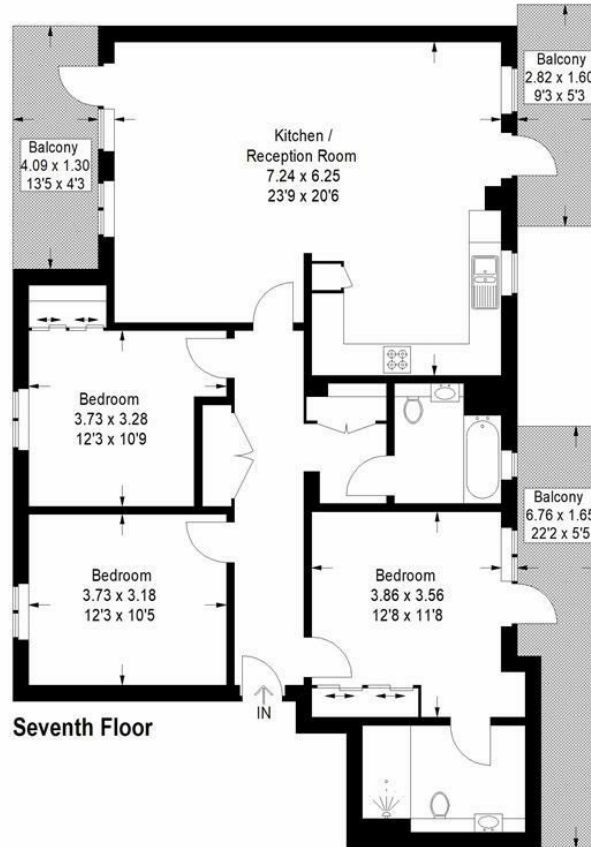
EPC: B | Council Tax: B | Lease: 244 years remaining | SC: £3,341.27 | GR: £500pa | BI: Incl in SC



# Floorplan

## Sylvan Hill, SE19

Approximate Gross Internal Area  
109.1 sq m / 1174 sq ft



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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A		88	88
81-101) 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	

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