



Sylvan Road, SE19 | Guide Price £425,000

020 8702 9333

[crystalpalace@pedderproperty.com](mailto:crystalpalace@pedderproperty.com)

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# In General

- 797 sq ft / 74 sq m
- Two double bedrooms
- Fresh, neutral decor
- Attractive Victorian building
- Long lease
- 17ft 9 reception room

# In Detail

\*Guide Price £425,000-£450,000\* A warm and inviting two double bedroom top floor period conversion nearby parkland and available for sale with no onward chain.

This neutrally decorated accommodation totals 797 sq ft / 74 sq m and boasts a generous reception room extending to 17ft 9 with a marble surround fireplace and sash windows. A separate kitchen has ample work and storage space, whilst both bedrooms are of double proportion and the bathroom has been pleasantly upgraded to include a heated towel rail and contrasting tiling. Externally there is a large communal rear garden.

Sylvan Road works well for access to the Triangle at the centre of town, and is primarily served by both Crystal Palace and Norwood Junction rail links.

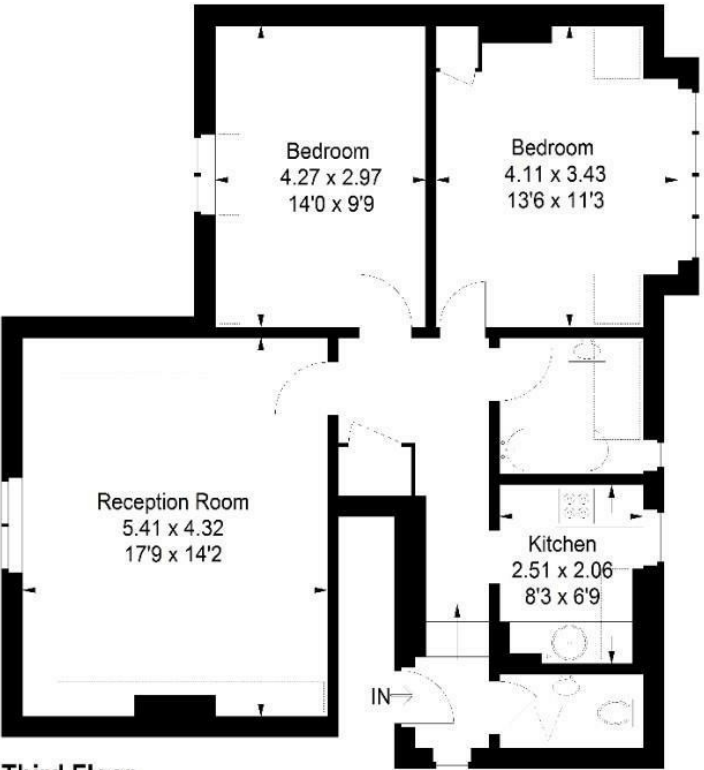
EPC: D | Council Tax Band: C | Lease: 950 years remaining | SC: As and when | GR: £0 | BI: £346.41



# Floorplan

Sylvan Road, SE19

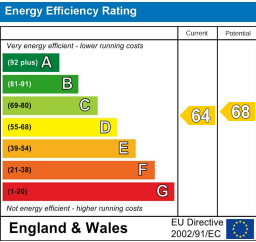
Approximate Gross Internal Area  
74.0 sq m / 797 sq ft



Third Floor

— = Reduced headroom below 1.5 m / 5'0

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