

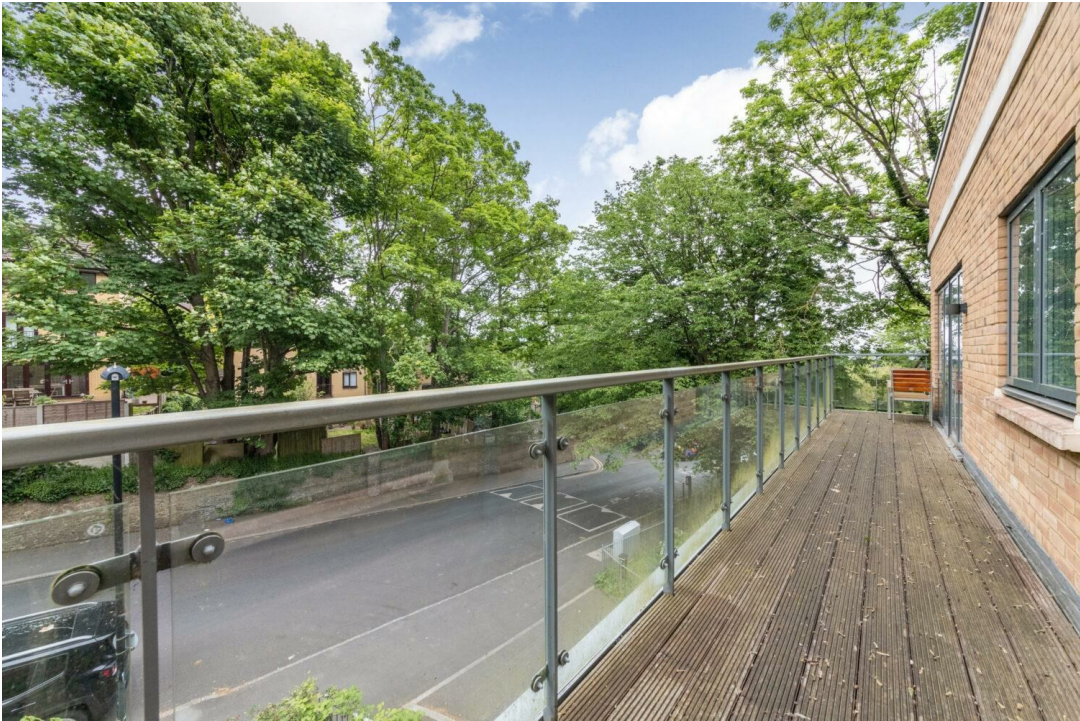


Sylvan Hill, SE19 | £525,000

020 8702 9333

crystalpalace@pedderproperty.com

pedder
We live local



In General

- 958 Sq ft / 89 Sq m
- En suite shower room
- Two double bedrooms
- 25ft 7 living space
- Secure gated parking
- 33ft Private terrace
- Pleasant elevated views
- Underfloor heating

In Detail

An exceptionally well presented first floor two bedroom, two bathroom apartment set within a popular executive development moments from central Crystal Palace.

This impressively light and bright property was completed approximately seven years ago and boasts one of the best arrangements of space in the building, totalling 958 sq ft / 89 sq m. A generous main bedroom benefits from fitted wardrobes and an en suite shower room, whilst the second bedroom is also a good-sized double and works well as an occasional guest room and home office. The main bathroom is stylishly finished with contemporary grey tiling and white sanitary ware, whilst the main living area is an outstanding expanse extending to 25ft 7 and is socially open to a high specification kitchen, with Bosch appliances and quartz surfaces. Whether its entertaining or simply enjoying a light-filled relaxing space, this provides the ultimate in luxury modern living. There is also direct access to a 33ft terrace and pleasant elevated views. Further points to note include fitted hallway storage, a lift, secure gated parking, excellent energy efficiency, and under floor heating throughout.

Sylvan Hill is moments from a hub of activity at the vibrant Crystal Palace Triangle and is primarily served by both Crystal Palace and Gipsy Hill rail stations.

This property offers an ideal opportunity for a buyer seeking a secure, comfortable, and immediately enjoyable new home.

EPC: B | Council Tax Band: C | Lease: 241 years remaining | SC: £3,117.24 | GR: £450 | BI: Incl in SC

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

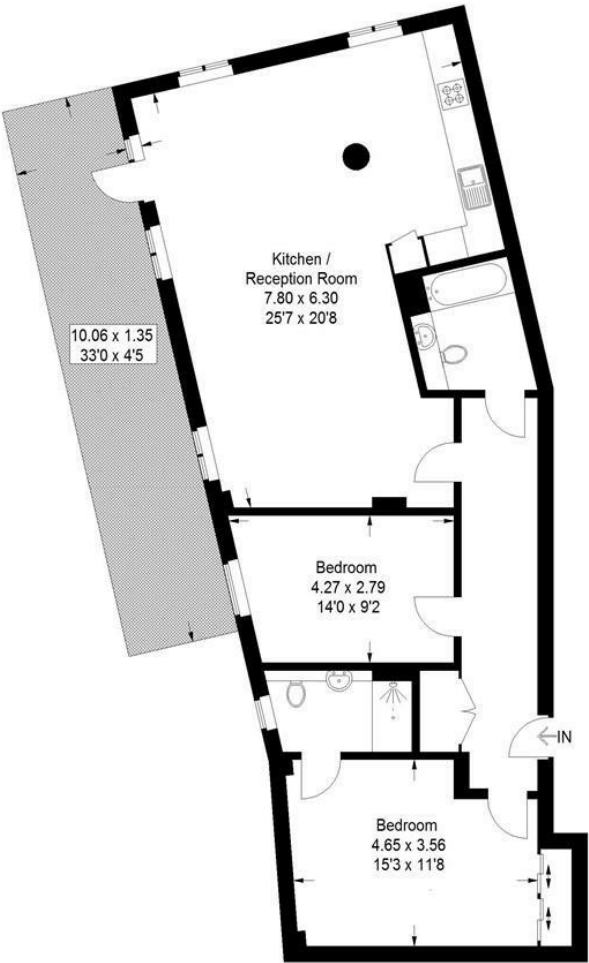
302

303

304

Floorplan

Sylvan Hill, SE19
Approximate Gross Internal Area
89.0 sq m / 958 sq ft



First Floor

Copyright www.pedderproperty.com © 2024
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 dimension shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
(61-91) 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.