

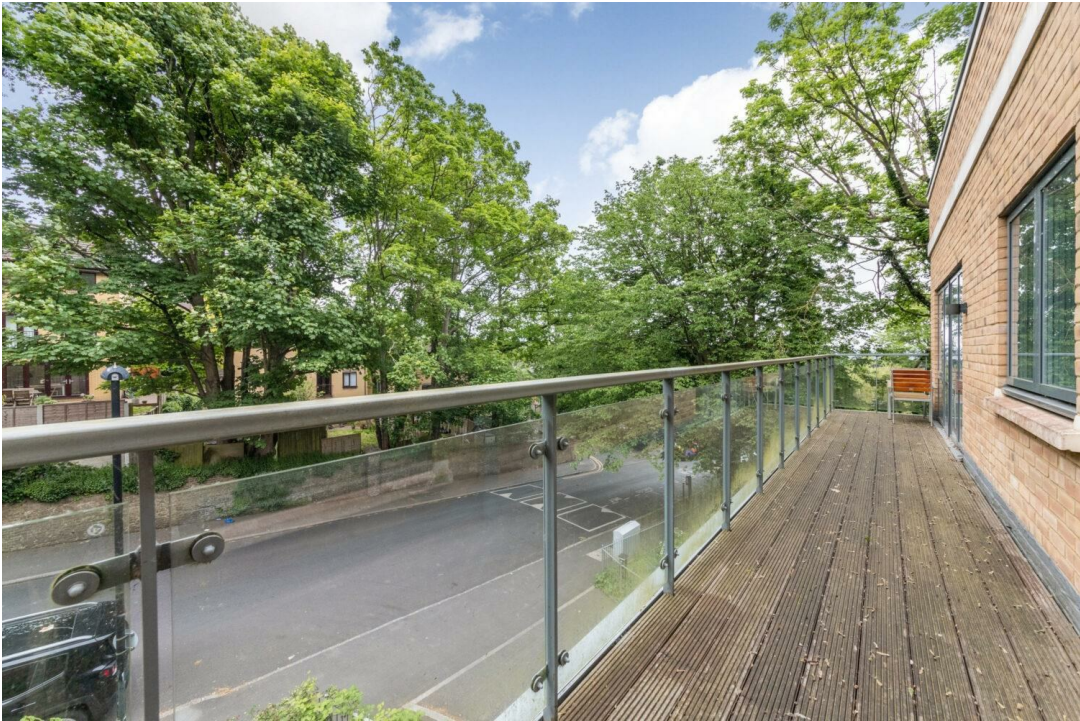


Sylvan Hill, SE19 | £525,000

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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.

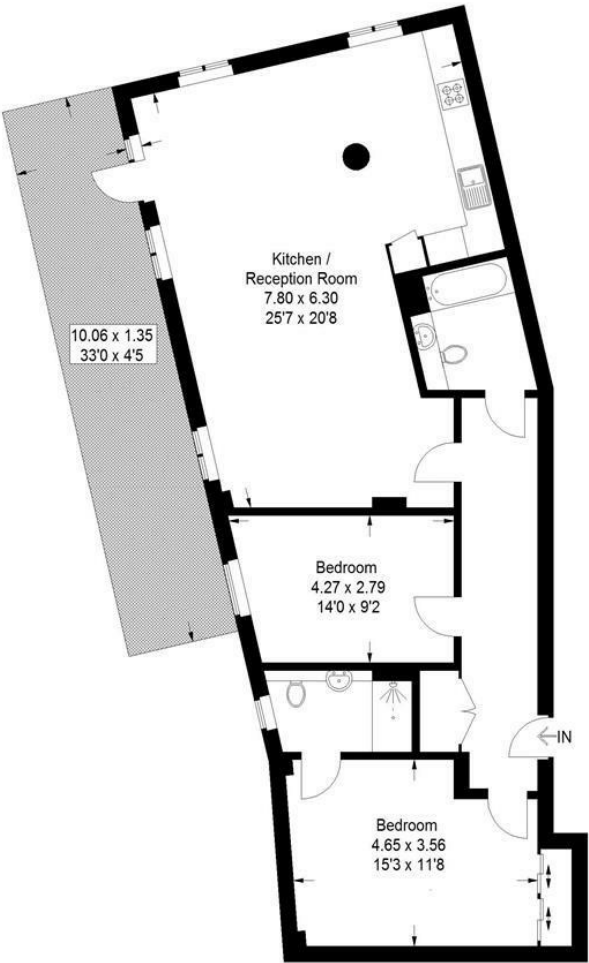
This property offers an ideal opportunity for a buyer seeking a secure, comfortable, and immediately enjoyable new home.

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



Floorplan

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



First Floor

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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 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		
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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