

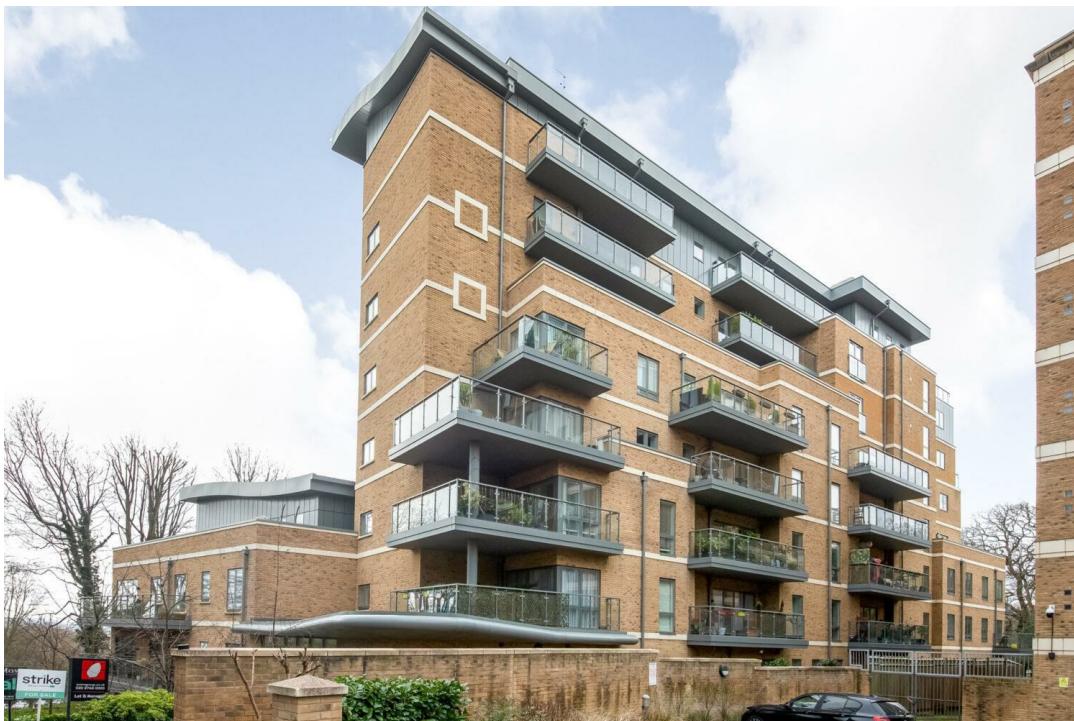


Sylvan Hill, SE19 | Offers In Excess Of £700,000

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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 an elevated, duel aspect outlook from this level. Build completed approximately eight years ago, discerning buyers will appreciate the high standard of finish, low energy costs along with the pleasant unobstructed 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 quiet, secure property is a unique marketing offering that could suit those seeking a modern and spacious retreat.

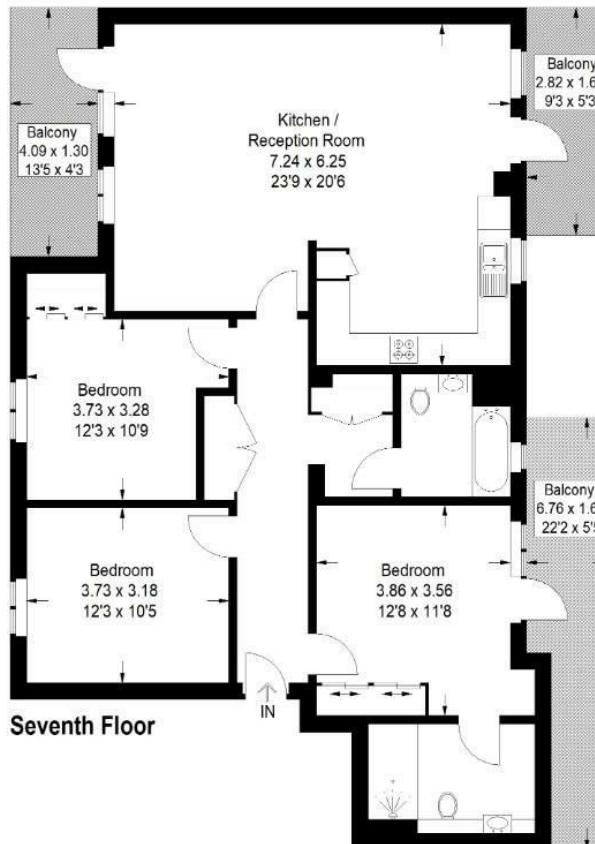
EPC: B | Council Tax Band: B | Lease: 242 years remaining | SC: £3,905.30 | GR: £500pa | BI: Incl in SC



# Floorplan

Sylvan Hill, SE19

Approximate Gross Internal Area  
109.1 sq m / 1174 sq ft



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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 |         |                         |
| (92 plus) A                                 | 88      | 88                      |
| (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 |

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