



Sylvan Road, London

Asking Price £179,999



1



1



1



Property Summary

Propertyworld presents a top floor studio apartment, that comes with astounding panoramic views to rear from your very own balcony.

Situated on a tree-lined road, this purpose built development, is close to to the sought after Crystal Palace Triangle, host to the door-to-door bars, gastro pubs and restaurants!

Lovingly modernised by the current owner, this particular home has its own name registered and seems very private and secluded, from the moment you enter the hall.

The Studio area is spacious - flooded in natural light and exhausted by the the floor-to-ceiling, double glazed windows. However the real bonus is the door to your own private balcony to relish the the panoramic views!

The kitchen has been completely re-fitted, offering a range of soft grey, re-fitted cupboards, marble effect worktops, as well as an integrated fridge/freezer. For splash back there's a glossy, brick style tiling, as a feature, contrasting the grey flooring.

The bathroom has also been loving re-fitted with a similar theme, but with a matt finished brick style tiling and a shower/bath, thus giving the option of a relaxing soak, or a shower.

The property is a ready for immediate residence and upon viewing, you wont be disappointed!

Penge Sales
020 8659 1005
www.propertyworlduk.net

Property Summary

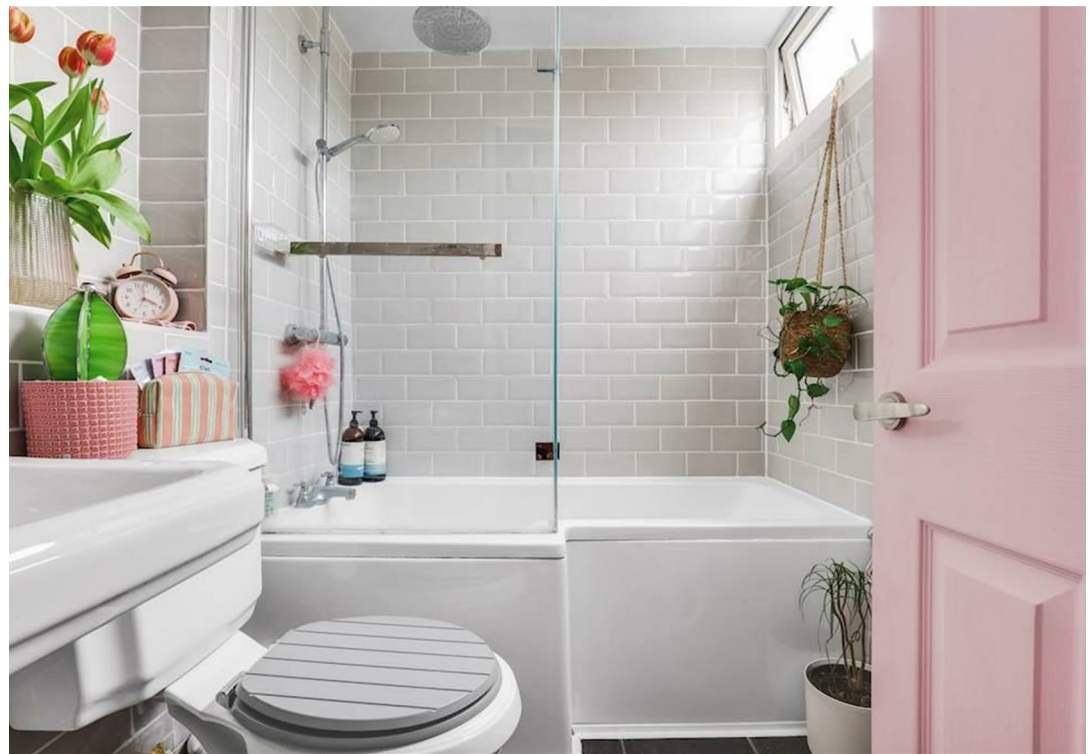
- Studio Apartment
- Top Floor accommodation
- Private balcony for outdoor space
- Modernised throughout
- Flooded in natural light
- Stunning Panoramic Views
- Sought after location
- Leasehold Tenure with long lease
- Epc rated E
- Council Tax band A

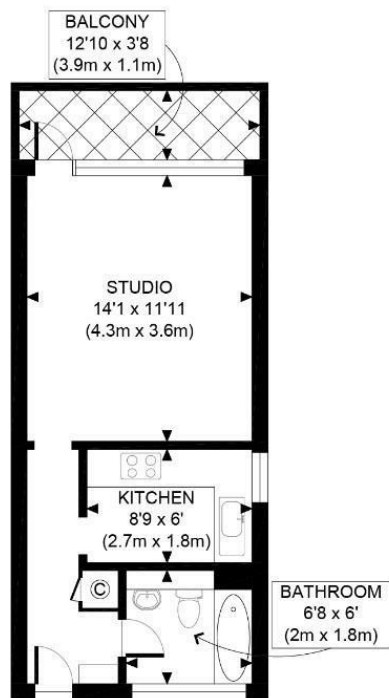
Our Vendor Loves...

There's something special about sitting on the balcony on a warm day, listening to the quietness of the street below. Neighbours are friendly, with a welcoming WhatsApp group that adds to the sense of community.

Being at the end of the block, the home feels pleasantly independent and the large windows flood the the apartment in so much natural light. With direct transport links into central London and just a short walk to the Crystal Palace Triangle—full of shops and cosy coffee spots—it strikes a perfect balance between peaceful living and vibrant local life







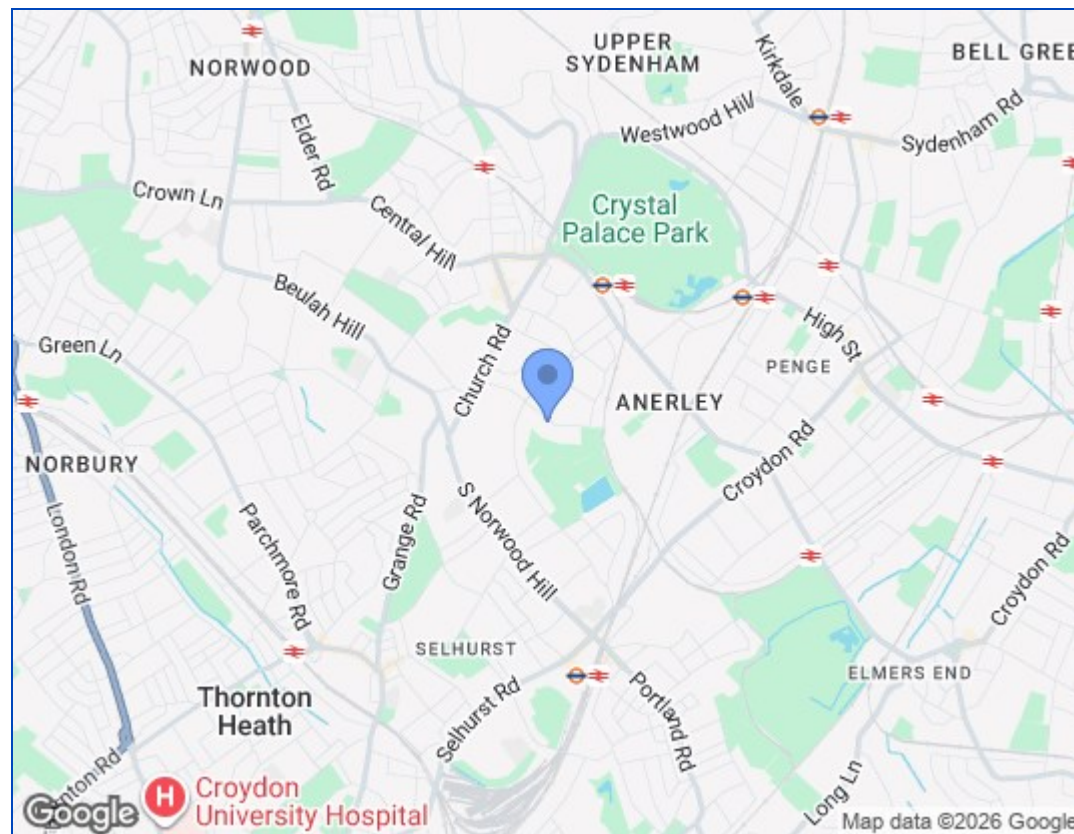
GROSS INTERNAL
FLOOR AREA 321 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 321 SQ FT / 30 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

	sylvan Road
date	10/04/26
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

