



Sylvan Hill, SE19 | Guide Price £400,000

020 8702 9333

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

**pedder**  
We live local



# In General

- Two double bedroom split level apartment
- 20 ft L-shaped lounge diner
- Modern kitchen and bathroom
- Covered balcony
- Convenient location
- Fresh decor
- Long lease

# In Detail

Guide price £400,000 - £425,000

A light, bright and generously proportioned split level apartment, ideally positioned just moments from Church Road and within easy reach of central Crystal Palace.

Stylishly and comprehensively upgraded, this larger than average property is presented in excellent condition throughout and offers a ready made opportunity for immediate hassle-free occupation. The accommodation is thoughtfully arranged and finished with a contemporary and comfortable aesthetic.

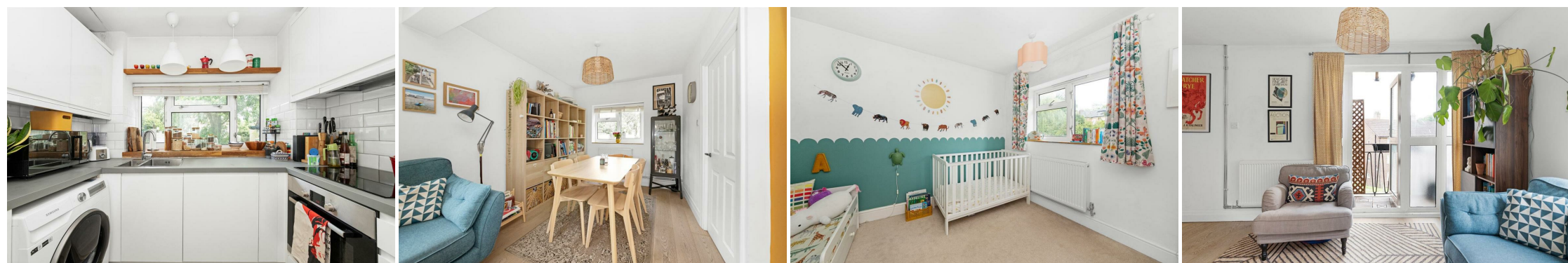
A standout feature is the impressive 20ft double-aspect L-shaped lounge/diner, providing excellent natural light and a versatile living and entertaining space. This opens directly onto a covered rear balcony enjoying a desirable southerly aspect, ideal for year round use. The property also benefits from a modern kitchen with white high-gloss handle-less units and attractive brick tiling.

Further highlights include solid wood flooring throughout, an abundance of integrated fitted storage, and exposed industrial-style trunking paired with replacement radiators, all contributing to a stylish, fresh feel. The property offers two well proportioned double bedrooms, making it particularly well suited for sharers or those requiring flexible space for guests or home working. A recently fitted bathroom with matt black fittings completes the interior.

Additional benefits include secure entry and a well maintained communal setting.

Conveniently located, the property is within easy reach of the vibrant Triangle with its wide selection of independent shops, cafés and restaurants, as well as excellent transport links from Crystal Palace station. The green open spaces of Crystal Palace Park, including the boating lake and historic features, are also close by, offering a pleasant place for weekend strolls or picnics.

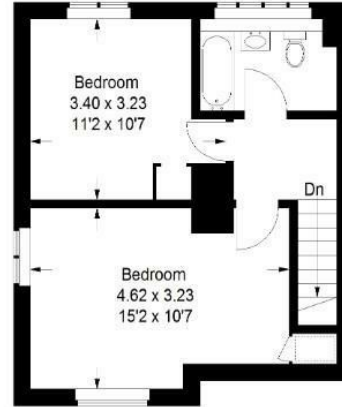
EPC: D | Council Tax Band: C | Lease: 120 Years remaining | SC: £622.08 | GR: Nil | BI: TBC



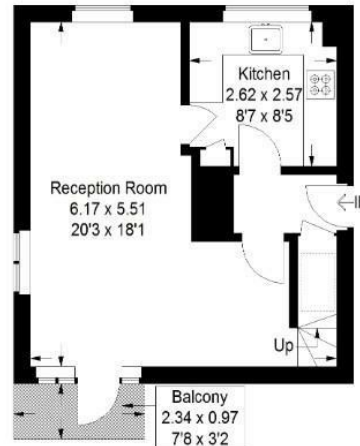
# Floorplan

## Sylvan Hill, SE19

Approximate Gross Internal Area  
69.7 sq m / 750 sq ft



Second Floor

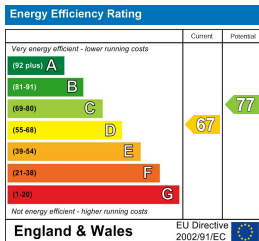


First Floor

= Reduced headroom below 1.5 m / 5'0

Copyright www.pedderproperty.com © 2026

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 dimensions, shapes and compass bearings before making any decisions reliant upon them.



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.