



Sylvan Hill, SE19 | Guide Price £500,000

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In General

- 865 sq ft / 80.4 sq m
- No onward chain
- Sought after development
- Lift
- Secure underground parking
- Two balconies
- Southerly aspect
- 22ft reception room
- En suite shower room

In Detail

Guide price £500,000 - £525,000

A light and beautifully bright two double bedroom apartment, set on the fourth floor of a sought-after modern development close to the heart of Crystal Palace.

Offering 865 sq. feet / 80.4 sq. metres of well-planned space, the property has been stylishly decorated throughout, creating an immediately inviting home. Its desirable southerly aspect floods the living space with natural light and provides excellent enjoyment of sunny days—especially from the two balconies. One is accessed from the main living area, while the other adjoins the larger bedroom, offering ideal spots for a morning coffee or a quiet moment with a book.

The impressive 22 foot reception room features a contemporary open-plan kitchen with integrated appliances and quartz worktops, along with generous living and dining space. Solid wood flooring and underfloor heating run throughout, enhancing both comfort and style.

Additional benefits include a utility cupboard in the hallway, an en-suite shower room, secure underground parking, lift access, and the advantage of no onward chain.

Sylvan Hill enjoys a superb location moments from the lively Crystal Palace Triangle, with excellent links from both Crystal Palace and Gipsy Hill stations. Nearby green spaces include Westow Park, Crystal Palace Park, and Norwood Lakes, offering plenty of outdoor leisure options.

EPC: B | Council tax band: C | Lease: 241 years remaining | GR: £450 pa | SC: £2,831.00 | BI: incl. in SC



Floorplan

Fourth Floor
Approx. 80.4 sq. metres (865.0 sq. feet)



Total area: approx. 80.4 sq. metres (865.0 sq. feet)

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Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 102 plus) A | | | |
| 81-91) B | | 87 | 87 |
| 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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