



Sylvan Hill, SE19
£550,000

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In general

- 17ft master bedroom with en suite
- Fourth floor
- Private sun terrace
- Secure development
- 949 sq ft / 88.2 sq m
- Gated off street parking
- High specification
- Popular development

In detail

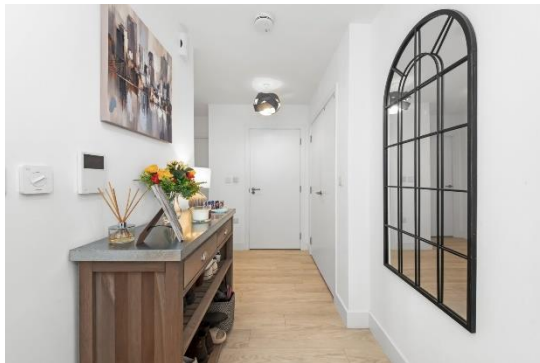
A light, bright and superbly presented two double bedroom apartment well placed for central Crystal Palace and transport links.

This generously proportioned accommodation boasts 949 sq ft / 88.2 sq m and forms part of the highly regarded Alto development which was build completed approximately five years ago. These properties are popular with professionals and downsizers alike, favoured for the high standard of finish, larger than average proportions, security features, and, in this instance, gated off street parking. Located on the fourth floor, there is a sizeable private terrace which is ideal for unwinding on sunny summer days or allows ample space to comfortably entertain. The main living room extends to 20ft and is socially open plan to a nicely recessed kitchen with Bosch integrated appliances, quartz surfaces, and plenty of storage units. Both bedrooms are excellent sizes, the master especially which includes fitted wardrobe space and an en suite shower room. Other notable features include substantial hallway storage, fresh neutral décor, solid wood flooring, lift service, and energy efficiency.

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 comfortable and immediately enjoyable new home.

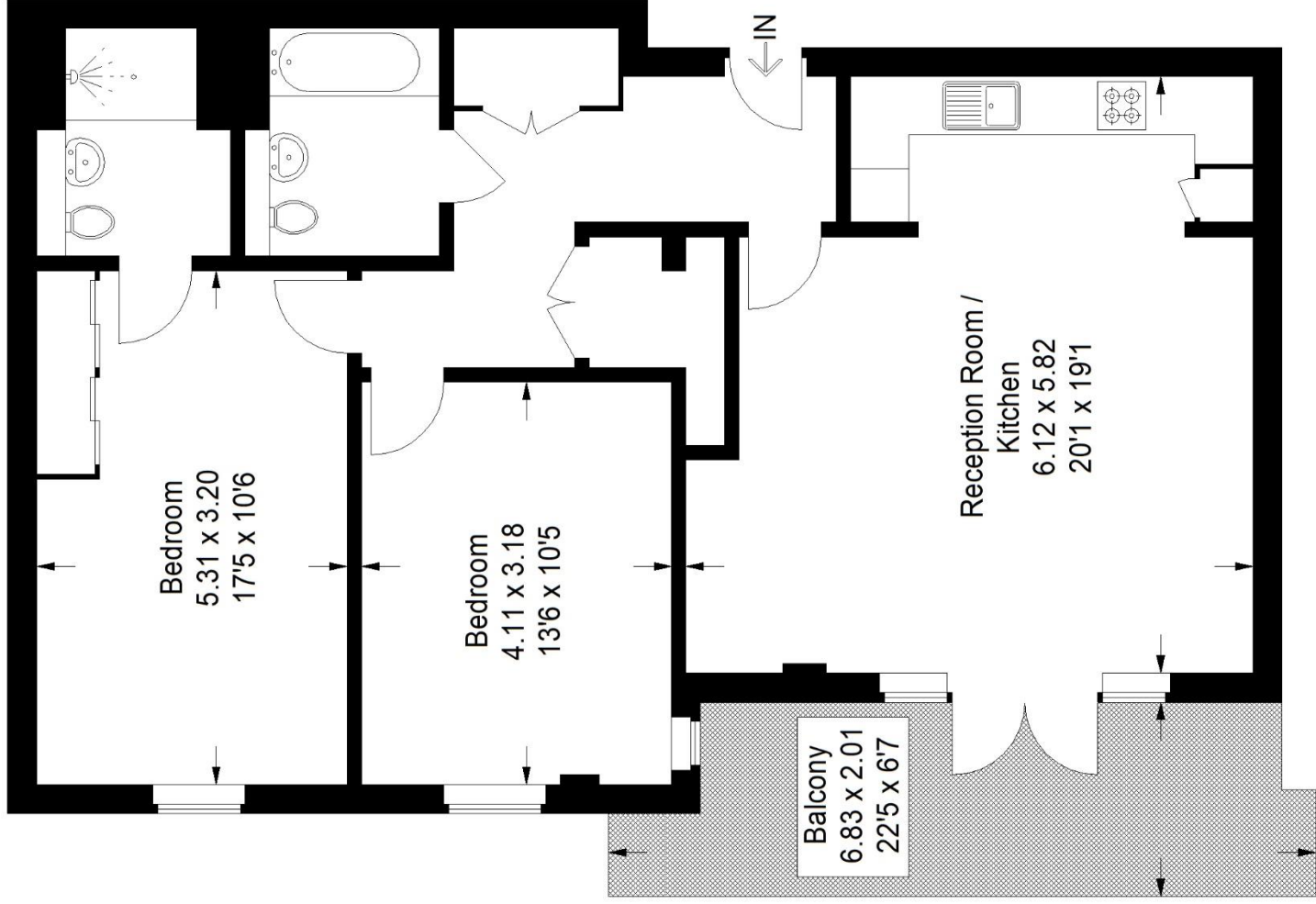
EPC: B | Council Tax Band: C | Lease: 244 years remaining | SC: £2,000pa | GR: £450 | BI: TBC



Floorplan

Sylvan Hill, SE19

Approximate Gross Internal Area
88.2 sq m / 949 sq ft



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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