



Sylvan Hill , SE19  
£335,000

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# In general

- Excellent condition throughout
- Access to a covered balcony
- Two double bedrooms
- Characterful accommodation
- Well placed for central Crystal Palace
- Brand new bathroom
- No onward chain
- 122 Year lease

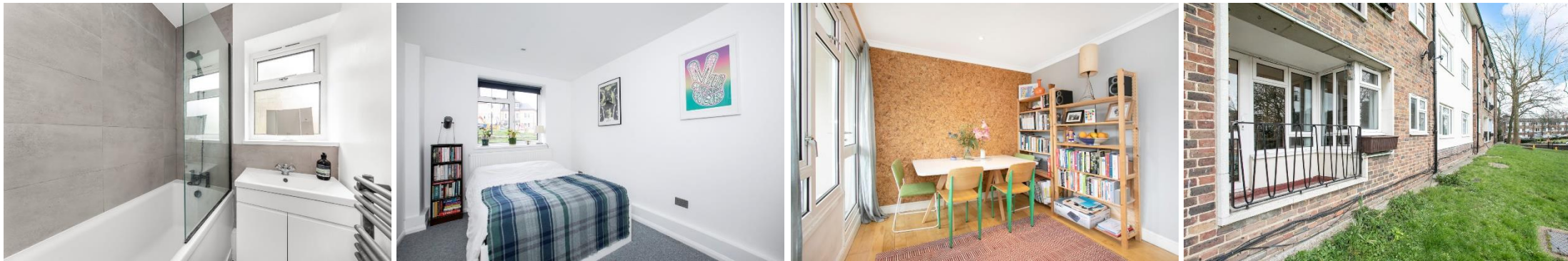
# In detail

A beautifully finished two double bedroom ground floor apartment positioned on a popular road enabling ease of access to central Crystal Palace and transport links.

This property has been improved and upgraded by the current owners, who have created a characterful yet contemporary mix of light and bright living areas for a buyer to immediately enjoy. Points to note include a 16ft reception room with doors to a covered balcony (with a southerly aspect), a recently replaced kitchen with a sit-up bar, a brand new bathroom with a separate WC, two double bedrooms, well maintained communal grounds, replacement solid wood flooring, and residents parking.

Nearby rail stations include both Crystal Palace and Gipsy Hill, whilst Crystal Palace Park, the Lakes and a wealth of amenities on the Triangle are also a comfortable distance from this location.No onward chain.

EPC: C | Council Tax Band: B | Lease: 122 years remaining | SC: £550 | GR: £10 | BI: £235

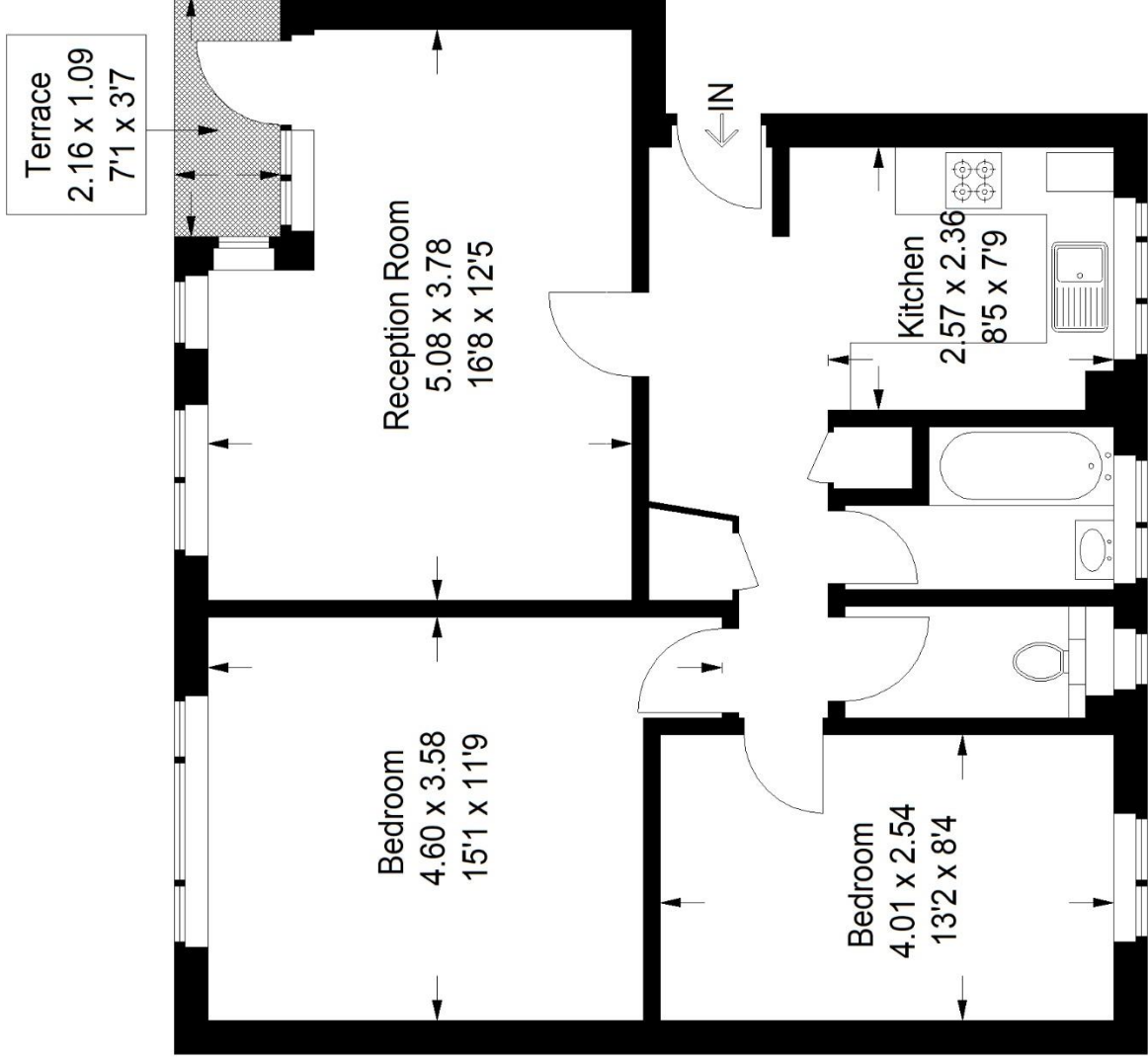


# Floorplan

## Sylvan Hill, SE19

Approximate Gross Internal Area

65.5 sq m / 705 sq ft



## Ground 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		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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