



Sylvan Hill , SE19
Offers over £525,000

0208 702 9333
pedderproperty.com

pedder



In general

- 958 sq ft / 89 sq m
- En suite shower room
- Two double bedrooms
- 25ft 7 living space
- Secure gated parking
- 33ft Private terrace
- Pleasant elevated views
- Under floor heating

In detail

An exceptionally well presented first floor two bedroom, two bathroom apartment set within a popular executive development moments from central Crystal Palace.

This impressively light and bright property was completed approximately seven years ago and boasts one of the best arrangements of space in the building, totalling 958 sq ft / 89 sq m. A generous main bedroom benefits from fitted wardrobes and an en suite shower room, whilst the second bedroom is also a good-sized double and works well as an occasional guest room and home office. The main bathroom is stylishly finished with contemporary grey tiling and white sanitary ware, whilst the main living area is an outstanding expanse extending to 25ft 7 and is socially open to a high specification kitchen, with Bosch appliances and quartz surfaces. Whether it's entertaining or simply enjoying a light-filled relaxing space, this provides the ultimate in luxury modern living. There is also direct access to a 33ft terrace and pleasant elevated views. Further points to note include fitted hallway storage, a lift, secure gated parking, excellent energy efficiency, and under floor heating throughout.

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 secure, comfortable, and immediately enjoyable new home.

EPC: B | Council Tax Band: C | Lease: 242 years remaining | SC: £2,865pa | GR: £450pa | BI: TBC

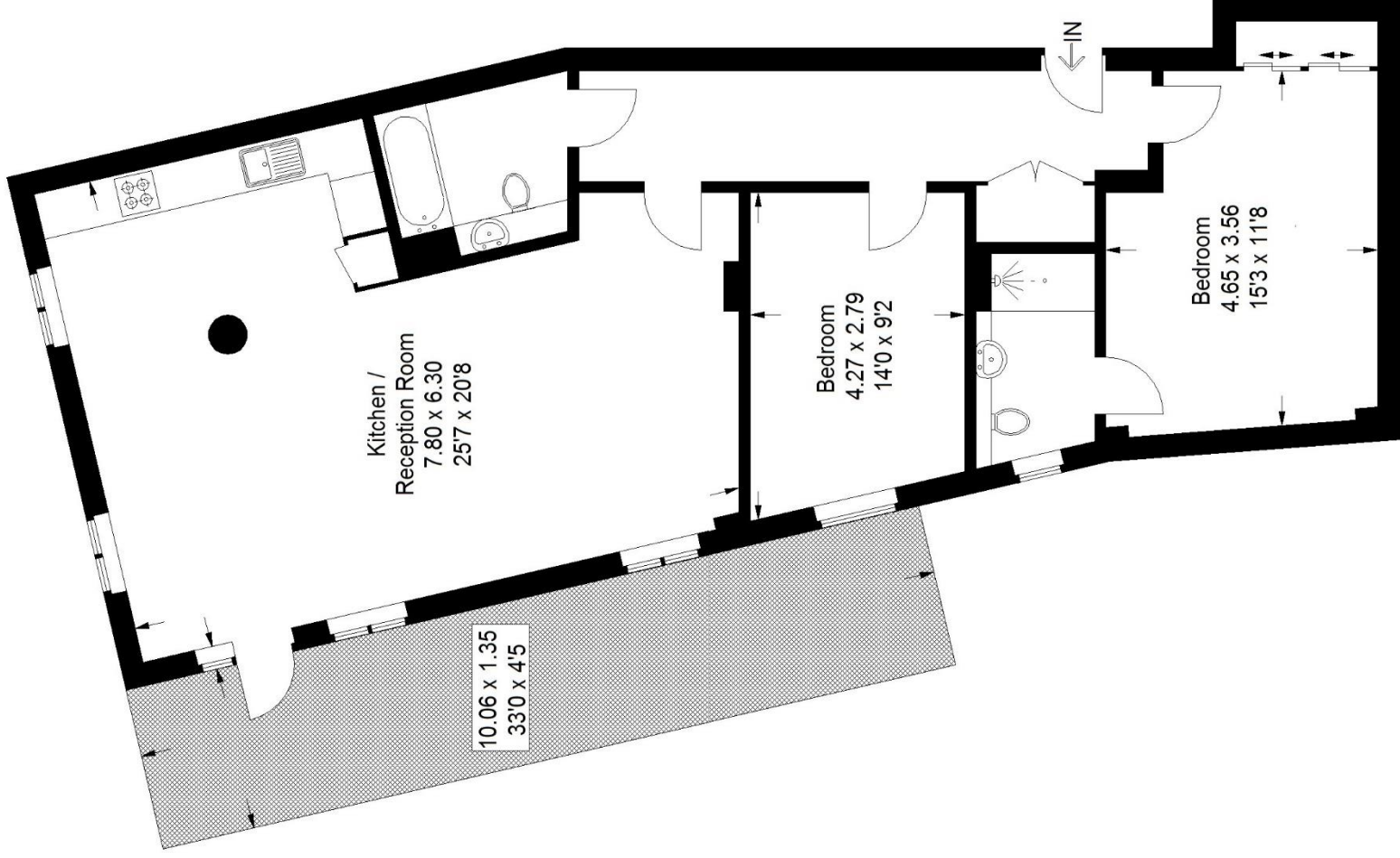


Floorplan

Sylvan Hill, SE19

Approximate Gross Internal Area

89.0 sq m / 958 sq ft



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

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

Copyright www.pedderproperty.com © 2024

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 and compass bearings before making any decisions reliant upon them.