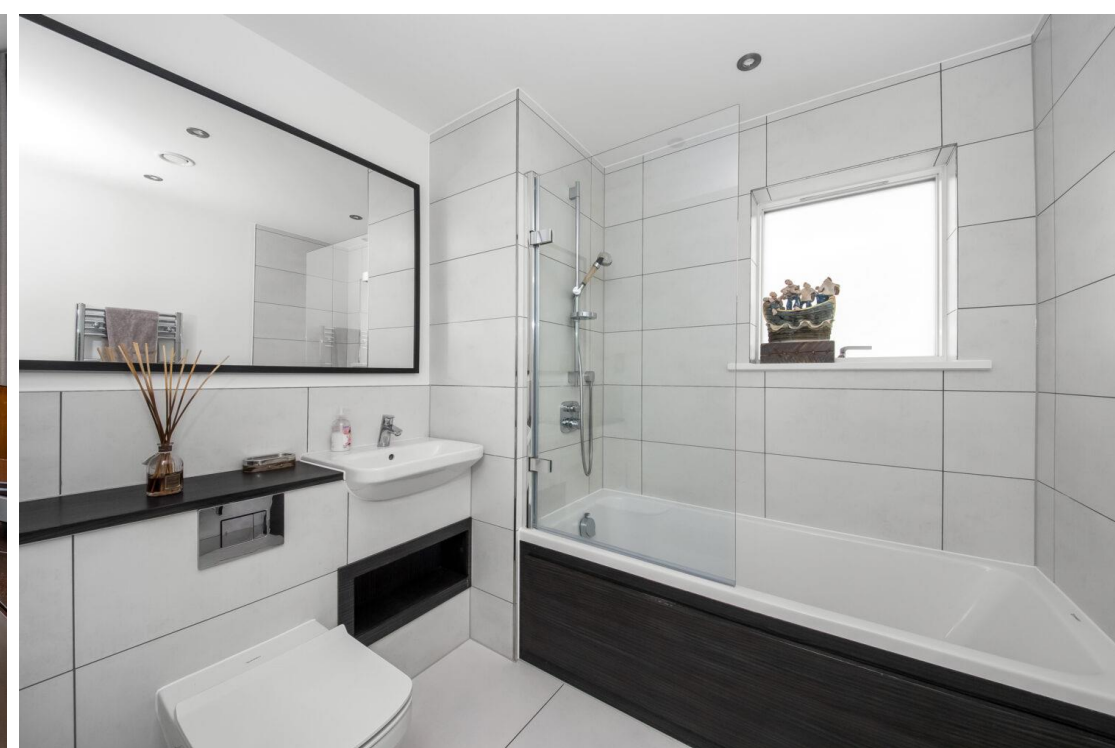




Sylvan Hill, SE19
OIEO £800,000

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In general

- Penthouse apartment
- Seventh floor
- Lift
- Three double bedrooms
- Luxury en suite shower room
- No onward chain
- Three private terraces
- 23ft 9 living area

In detail

A generously proportioned three bedroom penthouse forming part of a contemporary modern development nearby central Crystal Palace.

The property totals 1174 sq ft / 109.1 sq m of light and bright accommodation, and benefits from an elevated outlook on the seventh floor, build completed approximately four years ago. Discerning buyers will appreciate the high standard of finish, along with the pleasant views from all windows, and three private outside terrace areas.

Highlights include a 23ft sociably open-plan living space with a white high gloss kitchen and integrated appliances, Amtico flooring, under floor heating, a luxury en suite shower room, ample fitted storage, a wide welcoming entrance hall, and a lift service.

Externally there is secure, gated parking. Sylvan Hill is served by both Crystal Palace and Norwood Junction (fast to London Bridge) rail links and is within proximity of the many shopping and leisure offerings at the Triangle, Norwood Lakes and Grounds, and popular Cypress Primary school.

Sold with no onward chain, this property is a unique marketing offering that could suit those seeking a quiet, modern, and spacious retreat.

EPC: B | Council Tax: B | Lease: 244 years remaining | SC: £3,341.27 | GR: £500pa



Floorplan

Sylvan Hill, SE19

Approximate Gross Internal Area
109.1 sq m / 1174 sq ft



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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	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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