



Sylvan Hill, SE19

Guide Price: £475,000 - £500,000 *Leasehold*



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A well-presented two-bedroom, two-bathroom first floor apartment situated within a modern development on Sylvan Road, SE19, offering approximately 950 sq ft of bright and spacious accommodation.

KEY FEATURES

- Two Double Bedrooms
- Two Bathrooms
- Private Balcony
- Underground Gated Car Park
- Close To Local Amenities & Transport Links
- Modern
- Great Location



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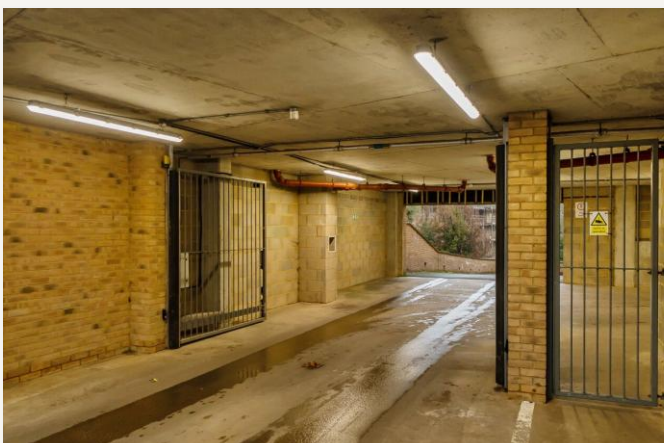
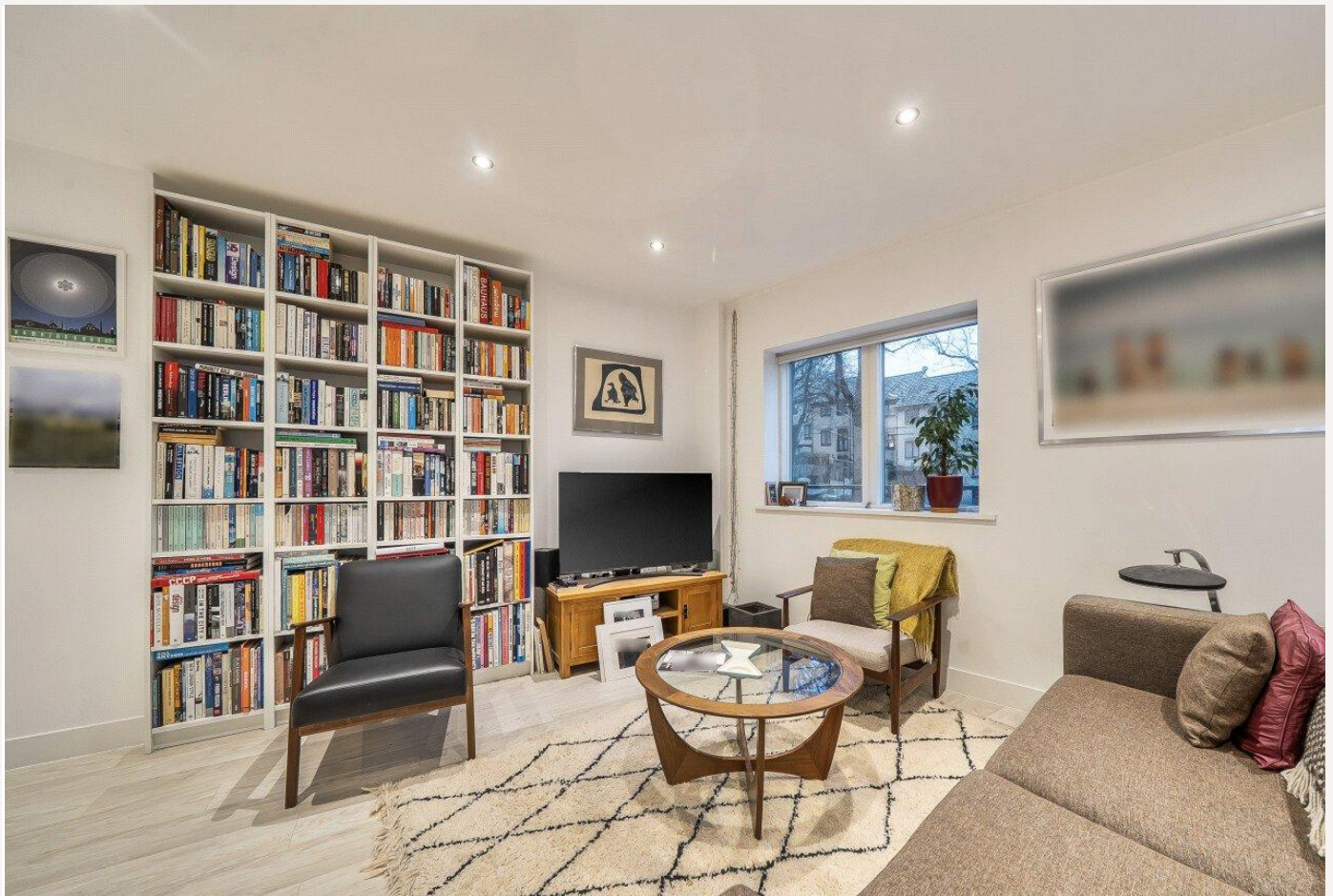


The property features a generous open-plan living and dining area with direct access to a long private balcony, creating an ideal space for both relaxing and entertaining. The modern fitted kitchen is well arranged with ample storage and integrated appliances.

Both bedrooms are good-sized doubles, with the principal bedroom benefiting from an en-suite shower room, alongside a separate contemporary family bathroom. Residents also benefit from secure gated underground parking.

The development is close to the heart of the Crystal Palace with the Triangle less than half a mile away with the ever-popular trendy bars, boutiques, and independent shops. Crystal Palace and Gipsy Hill train stations are in the vicinity, as well as the green open spaces of the renowned Crystal Palace Park and South Norwood Lake.





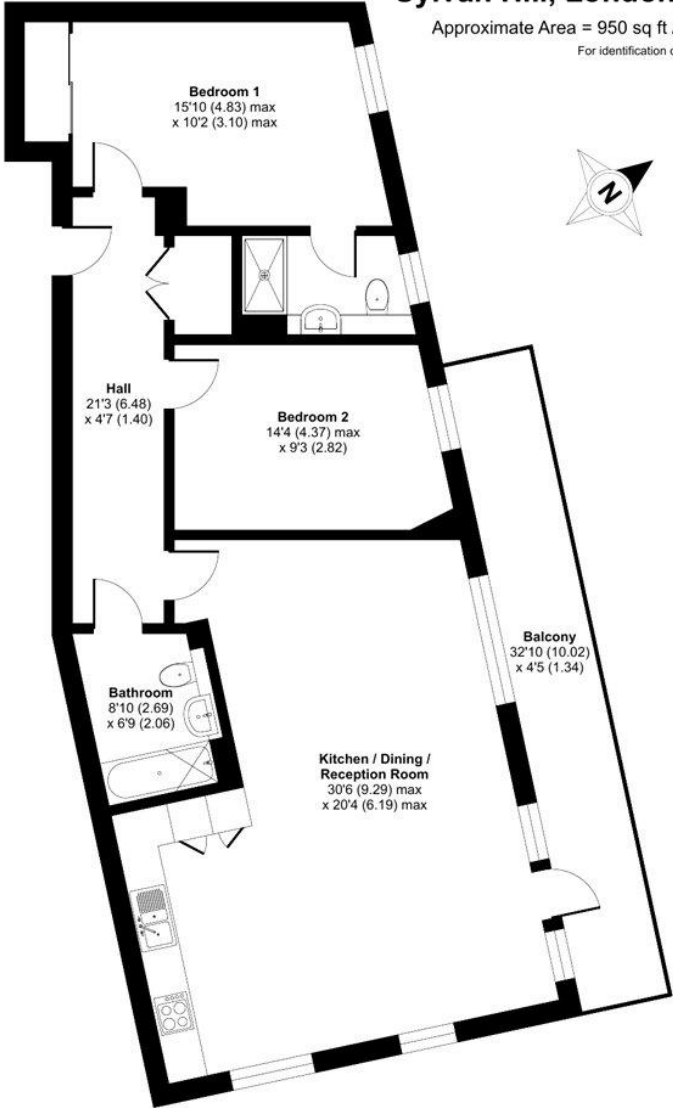
MATERIAL INFO

Tenure: Leasehold
Term: 241 year and 7 months
Service Charge: £3554 per annum
Ground Rent: £450 Annually (subject to increase)
Council Tax Band: C
EPC rating: B

Sylvan Hill, London, SE19

Approximate Area = 950 sq ft / 88.2 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Winkworth Crystal Palace. REF: 1423142.

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		

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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