



Sylvan Hill, SE19

GP £500,000 - £525,000 *Leasehold*



Guide Price: £500,000 - £525,000

A well-presented two-bedroom, two-bathroom ground floor apartment on Sylvan Hill, offering modern living in a sought-after location.

The property is in excellent condition throughout, featuring a bright open plan kitchen and reception room with fully integrated appliances and space for dining.

KEY FEATURES

- Long Lease
- Two Double Bedrooms
- Two Bathrooms
- Large Private Balcony
- Gated Underground Parking
- Prime Location
- Excellent Transport Links



Crystal Palace

02038693222 | crystalpalace@winkworth.co.uk

Winkworth

for every step...



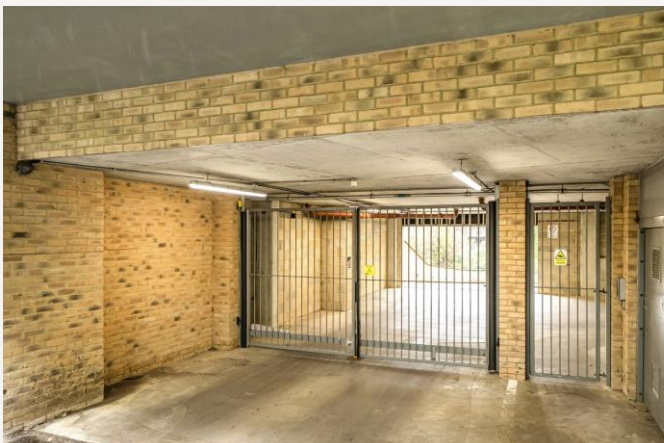
The living area opens onto a generous private balcony, also accessible from the principal bedroom. Surrounded by greenery, the balcony provides a peaceful and quiet space to relax and unwind.

Both bedrooms are good-sized doubles, with an en-suite to the main bedroom and a contemporary family bathroom. The apartment also benefits from generous storage cupboards throughout.

Further benefits include secure underground gated parking, a long lease, and a well-maintained building.

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.





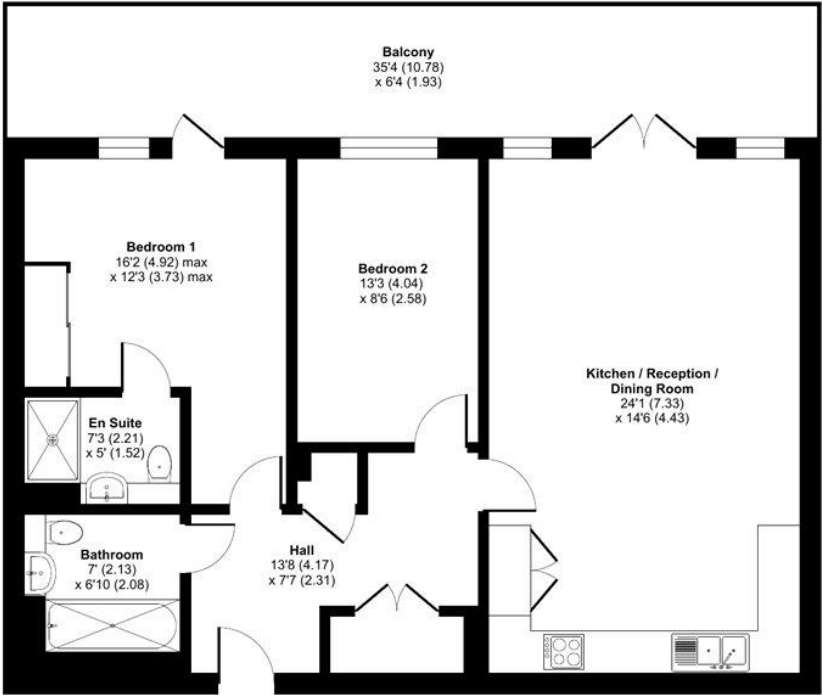
MATERIAL INFO

Tenure: Leasehold
Term: 241 Years
Service Charge: £3100 per annum
Ground Rent: £450 Annually
Council Tax Band: B
EPC rating: B

Sylvan Hill, London, SE19

Approximate Area = 871 sq ft / 80.9 sq m

For identification only - Not to scale



GROUND 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: 1456796

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		

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.

Crystal Palace
02038693222 | crystalpalace@winkworth.co.uk

Winkworth
for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.