



Sylvan Road, SE19

GP £300,000 - £325,000 *Leasehold*

****Guide Price: £300,000 - £325,000****

A two double-bedroom apartment for sale, situated on this sought-after, quiet and leafy Sylvan Road, with 767 Sq Ft of internal space.



2

1

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KEY FEATURES

- 2 generous bedrooms
- Lovely communal gardens
- Private balcony
- Lots of natural lighting
- Residents parking available
- Close to local amenities and transport links



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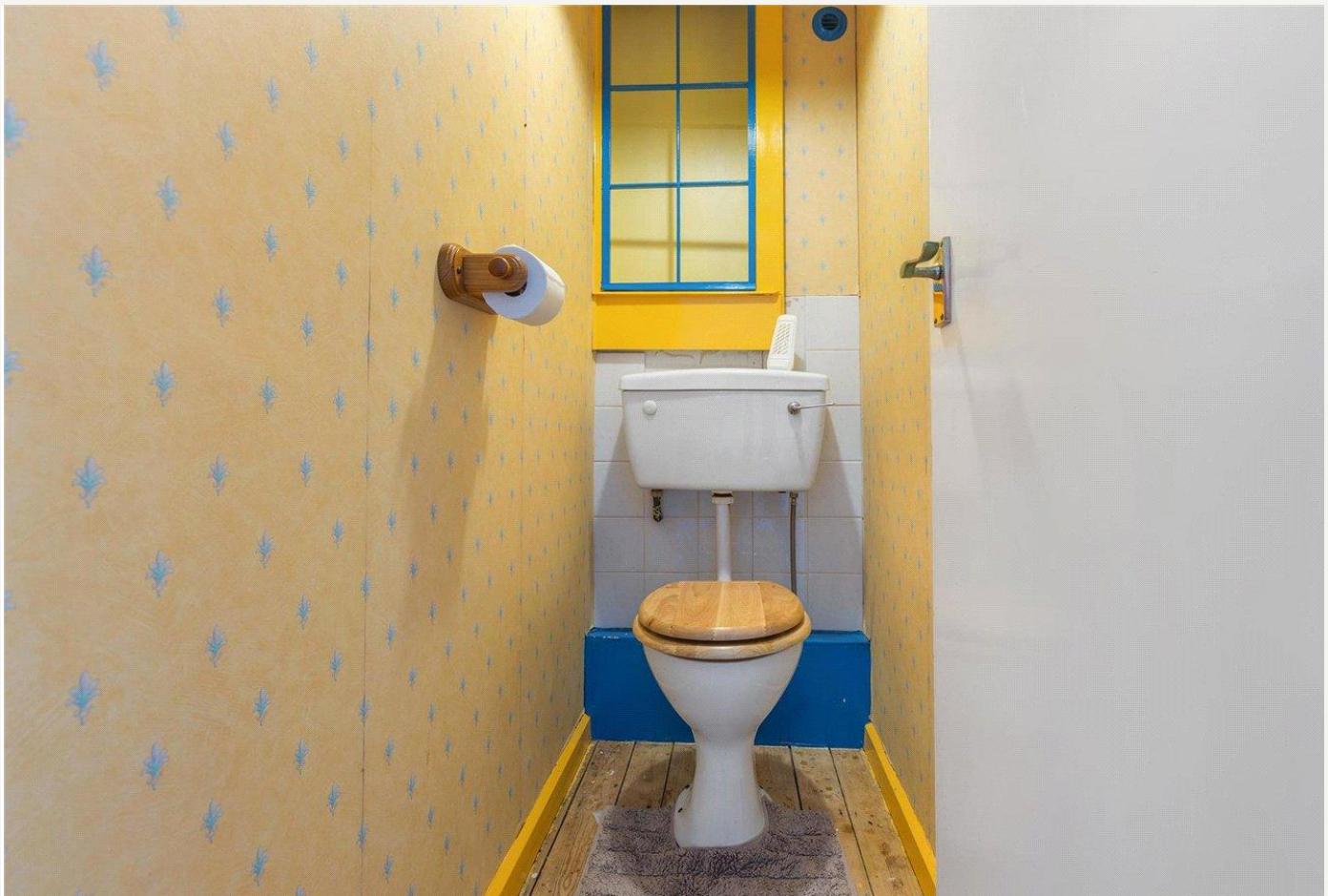
for every step...



The accommodation comprises; two generous bedrooms, large reception room with separate kitchen, bathroom, and a private balcony. The property further benefits from off street parking, communal grounds and is chain free.

Sylvan Road is a short distance from the heart of the Crystal Palace Triangle with the ever-popular trendy bars, boutiques, and independent shops. Crystal Palace and Gipsy Hill train stations are also in the vicinity, as well as the green open spaces of the renowned Crystal Palace Park and South Norwood Lake for residents to enjoy.





MATERIAL INFO

Tenure: Leasehold

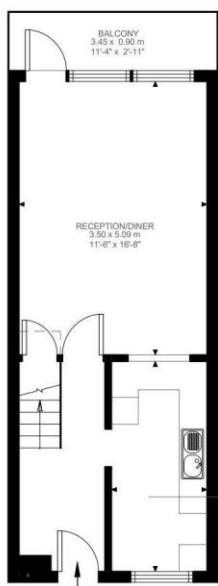
Term: 955 year and 5 months

Service Charge: £3952.8 per annum

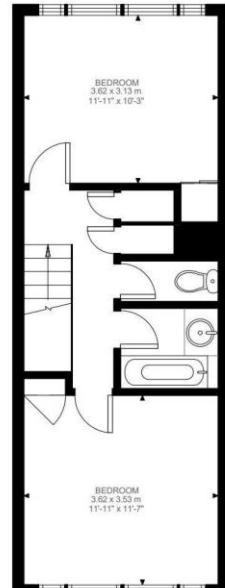
Ground Rent: £ 15 Annually (subject to increase)

EPC rating: E

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First Floor
347 ft²



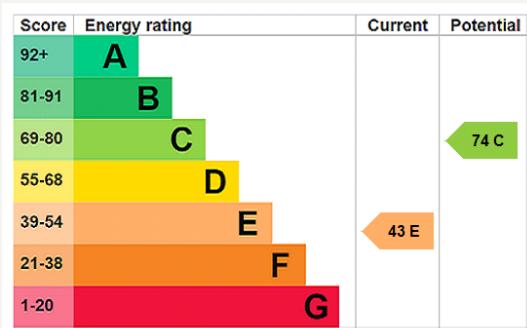
Second Floor
419 ft²

Sylvan Road, SE19

Approximate Gross Internal Area
71.23 SQ.M / 767 SQ.FT

KEY: CH = Ceiling Height
Restricted Head Height

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



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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