



Sylvan Hill | London, SE19 2QF

 2  2  1 Offers in excess of £550,000 Leasehold

ROBINSON-JACKSON
Our service will *move* you

Sylvan Hill, London

Wonderful second floor modern purpose-built apartment with two double bedrooms, open plan, balcony, en-suite, leasehold, allocated parking, pleasant communal garden, double glazing, integrated appliances, ample storage, and entry phone set within a highly desirable location on the popular Crystal Palace Triangle, excellently located for Crystal Palace Station, conveniently located for High Street and Crystal Palace Park.

Property Features

- Council Tax: C
- EPC Rating: B
- Two Double Bedrooms
- Second Floor, Modern Purpose-Built Apartment
- Entry Phone
- Open Plan
- Leasehold
- Allocated Parking & Secure Bike Lock Up
- Pleasant Communal Garden
- Double Glazing
- Balcony and Terrace
- En-Suite
- Ample Storage
- Integrated Appliances



Interior

Entrance Hall Built in Cupboard, laminate flooring, radiator

Lounge Double glazed windows to front, laminate flooring, underfloor heating

Open Plan Kitchen Double glazed window to side, range of gloss wall and base units, quartz work surface, stainless steel sink, integrated oven, hob and dishwasher, laminate flooring, underfloor heating

Master Bedroom Double glazed window to front and side, carpet, underfloor heating, radiator, wrap-around terrace

Ensuite Shower to Master Bedroom Double walk-in shower, low flush wc, wash hand basin, tiled flooring, radiator

Bedroom Two (currently used as a second lounge) Double glazed window to side, built in cupboards, underfloor heating

Bathroom Panelled bath, wash hand basin, low flush wc, tiled flooring, heated towel rail, extractor fan

Exterior

Balcony and Terrace

Allocated parking

Pleasant communal garden mainly laid to lawn with shrubs

Leasehold Information

Time remaining on lease: approx. 246 years

Ground Rent: £450 per annum

Service Charge: £2,053 per annum

Additional Information

Contemporary designed

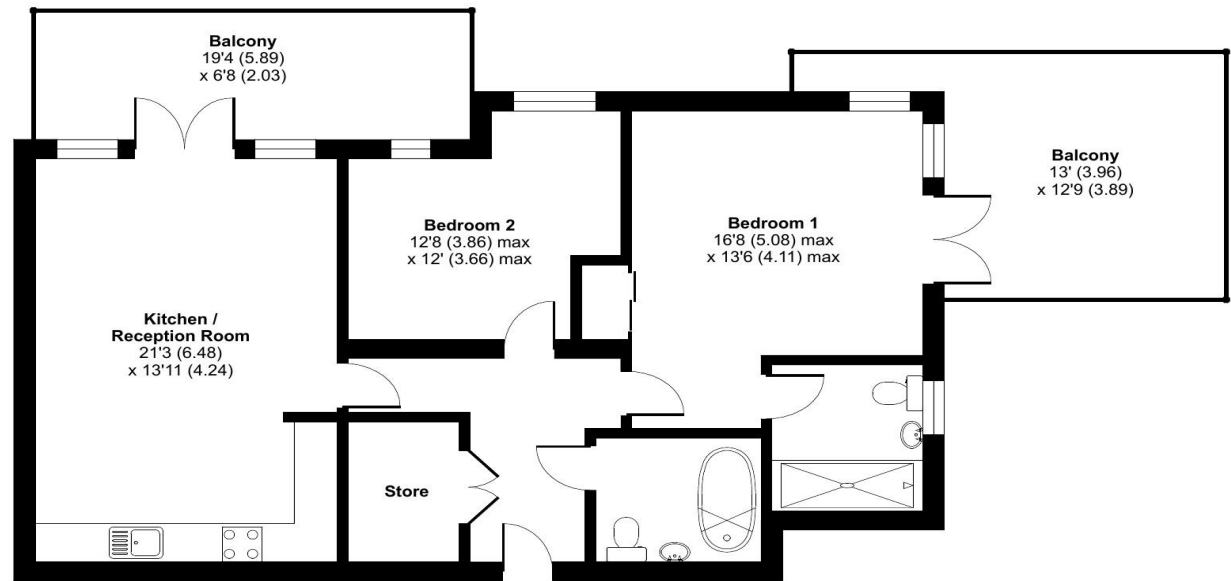
Situated in the popular Crystal Palace Triangle

Excellent location for Crystal Palace Station

Conveniently located for High Street and Crystal Palace Park



Approximate Area = 901 sq ft / 83.7 sq m
For identification only - Not to scale



SECOND FLOOR



Certified
Property
Measurer

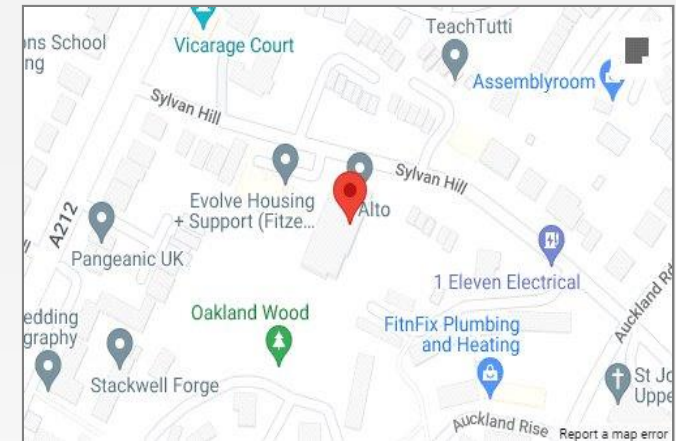
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Robinson Jackson. REF: 893650





Property Location

Sylvan Hill, London, SE19 2QF



**FOR MORE INFORMATION
CONTACT US TODAY.**

020 8776 6660
Robinson Jackson
256 Kirkdale,
Sydenham,
London SE26 4NL
sydenham@robinson-jackson.com



These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.