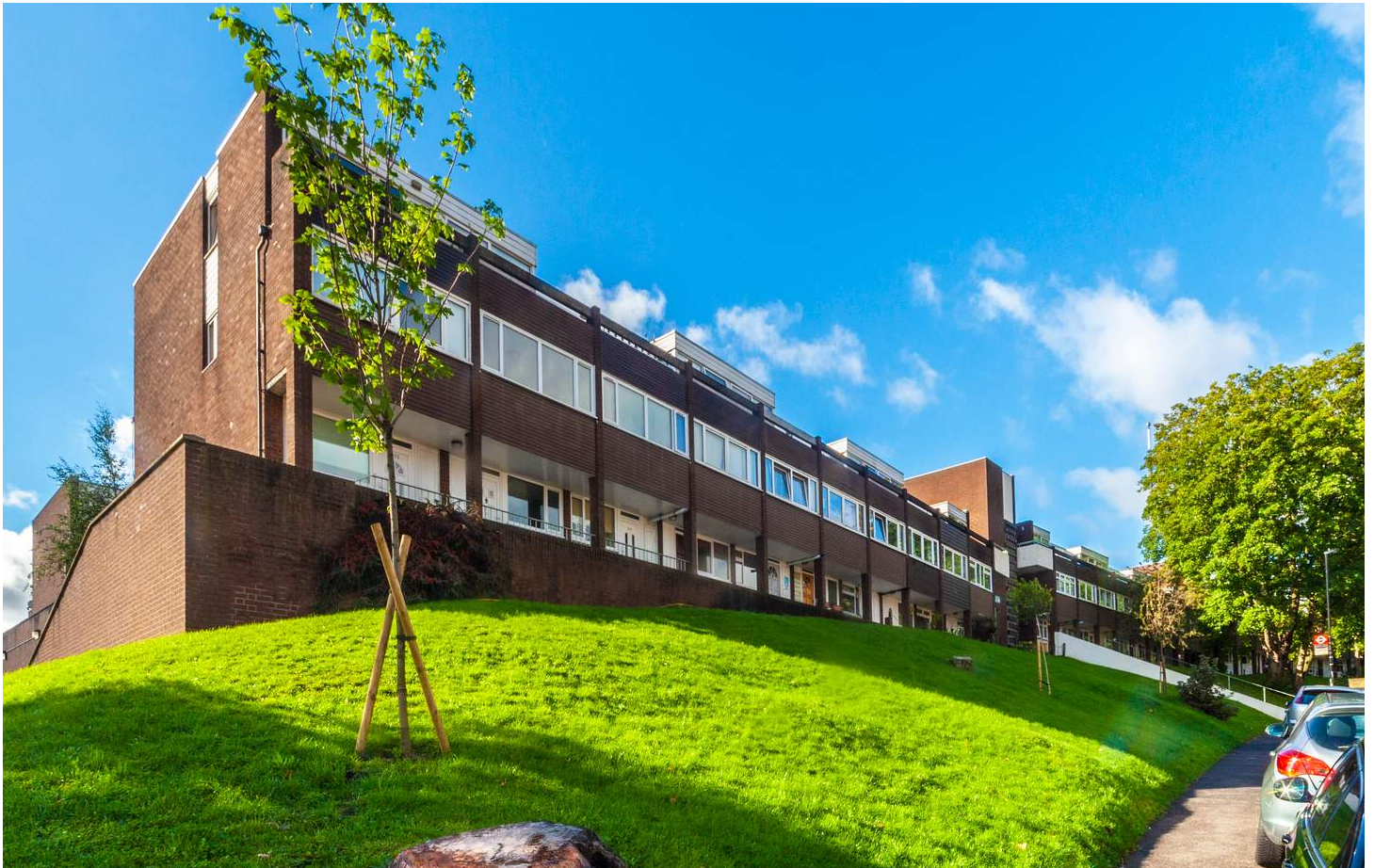


Truuli



Sylvan Road, London, SE19

£250,000 Leasehold

- Share of Freehold
- Long Lease (in excess of 950 years)
- Modern fitted kitchen
- Integrated appliances in kitchen
- Bright and airy throughout
- Neutral decor throughout
- Private balcony
- Stunning views
- Short walk to Crystal Palace Park & Triangle

2, Lansdowne Road, Croydon, London, CR9 2ER

Tel: 0330 043 0002

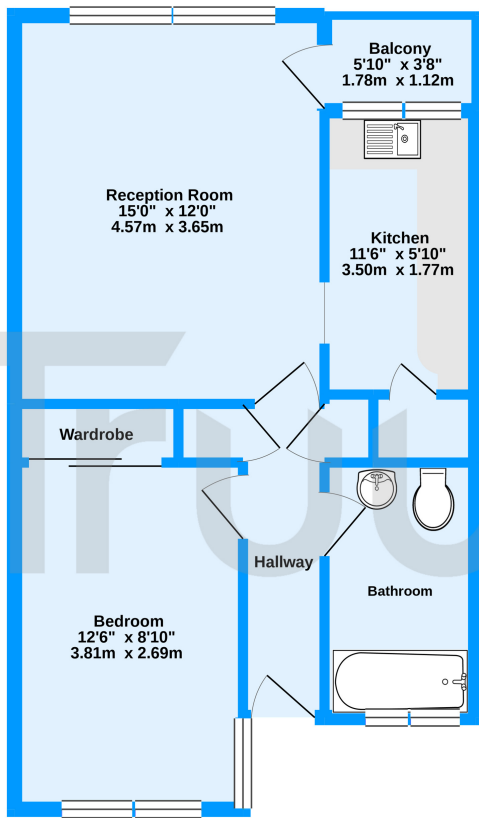
Email: save@truuli.co.uk Web: www.truuli.co.uk

Sylvan Road, London, SE19

£250,000 Leasehold

Vendors comments "The first thing we noticed about the property was the view, we loved being able to look over the South London skyline from our balcony. Despite being one of the most southerly points in the city, it's also one of the highest, this was always a comforting and humbling experience. The view is undisturbed so the sun quite literally pours in through the large windows every morning too. We've had the property for 5 years now and since then we've laid new laminate flooring throughout to give it a sleeker, more modern look and enhance the clean lines. We also refurbished the kitchen to ensure it suited the contemporary finish, it now has all the integrated appliances one would need. Of course one of the main selling points of this property is its location, only a short walk to the triangle. If you're familiar with Crystal Palace, you'll know the triangle is host to some of the trendiest, quirkiest businesses. There's a cool community of young families and creatives amongst the bars, cafes, thrift and boutique shops. Our personal favourites for getting your eat on are the Alma for a Sunday roast, or the Urban Orient for some of the best summer rolls London has to offer. If, for some reason, eating good food isn't your thing, the property is near a wealth of open green spaces such as Crystal Palace Park, South Norwood Lake and Country Park. We may be biased but it's a very special neighbourhood. Transport wise, it's a 25 minute train ride to London Bridge or Victoria. If you're heading into East London the Overground will get you to Shoreditch in around the same amount of time. If you have time on your hands, you have plenty of Bus options to Central London at the top of the Anerley Hill. If the hills are a bit much at first, you have the 410 bus which stops right outside the flat and will take you straight to the triangle/station in quick timing. Sylvan Estate is a big development but a quiet one, we will miss the communal gardens and having respite in the flat after a busy day. Being surrounded by nature while still nestled in the city is an enviable place to be".

Second Floor
493 sq.ft. (45.8 sq.m.) approx.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Predicted
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A		(92 to 100) A	
(81 to 91) B		(81 to 91) B	
(69 to 80) C		(69 to 80) C	
(55 to 68) D		(55 to 68) D	
(39 to 54) E	55	(39 to 54) E	
(21 to 38) F		(21 to 38) F	
(1 to 20) G		(1 to 20) G	0
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

