

Truuli



Sylvan Road, London, SE19

£265,000 Leasehold

- Share of freehold
- Long lease (in excess of 950 years)
- Modern fitted kitchen
- Office / Additional guest room
- Short walk to Crystal Palace Park & Triangle
- Stunning views
- Bright and airy throughout
- Close proximity to South Norwood Lakes
- Private balcony / winter garden
- Access to off street parking

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Vendor Comments "I fell in love with the surroundings before even seeing the flat: Sylvan estate and Sylvan Road are beautifully green, something you can't always guarantee in London. The flat is a great sized first-time home and I have thoroughly enjoyed living there for the last 4.5 years.

We have recently welcomed a daughter and with myself and my partner often working from home, we need extra space.

I have put a great deal of effort into decorating the flat; stripping layers and layers of wallpaper and levelling off walls. I have loved really making the space my own and I will miss my first home. The grounds of the flat are kept beautifully and we have a cherry blossom tree right outside in the shared garden that looks gorgeous when it blooms each year.

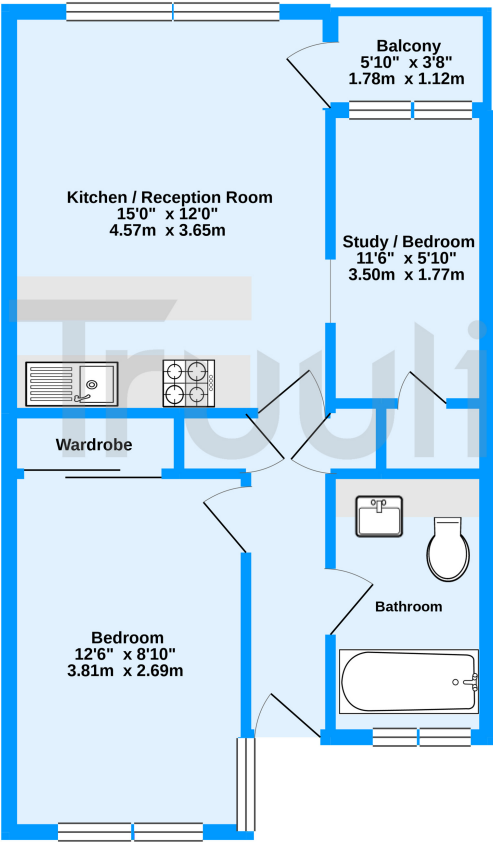
You can rent a locked insulated shed from the management company for a small annual fee which is great for storage.

It has been great to be within walking distance of the triangle. There are so many pubs and restaurants to enjoy and amazing antique/second-hand shops to explore. Crystal Palace Park is within walking distance and the food market in the park every Sunday is a must to try out. In Spring/Summer you can hear and see all the parakeets chatting away at each other in the trees. We also love walking around South Norwood Lake which is just at the end of the road, spotting all the different birds.

Crystal Palace train station, which is within walking distance can link you all over the city and the flat is a short bus ride from Norwood Junction Station for fast trains to London Bridge (the bus stop is right outside the flat which is handy).

Upper Norwood feels like home and I hope we don't have to move too far away as we really do love it here".

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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating	
	Current	Potential		Predicted
Very energy efficient - lower running costs				
(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		66	(55 to 68) D	
(39 to 54) E	41		(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				
EU Directive 2002/91/EC			EU Directive 2002/91/EC	
England, Wales & N.Ireland			England, Wales & N.Ireland	

