

Truuli



Sylvan Road, London, SE19

£365,000 Leasehold

- Purpose built split level maisonette
- Long lease length 900 years plus (Share of Freehold)
- Immaculate condition throughout
- Engineered real wood flooring
- Bright and deceptively spacious throughout
- Modern and Stylish Kitchen with Breakfast bar
- Private balcony with views of the London Skyline
- Close proximity to Crystal Palace " Triangle" & Railway / Overground station
- Off street parking

2, Lansdowne Road, Croydon, London, CR9 2ER
Tel: 0330 043 0002

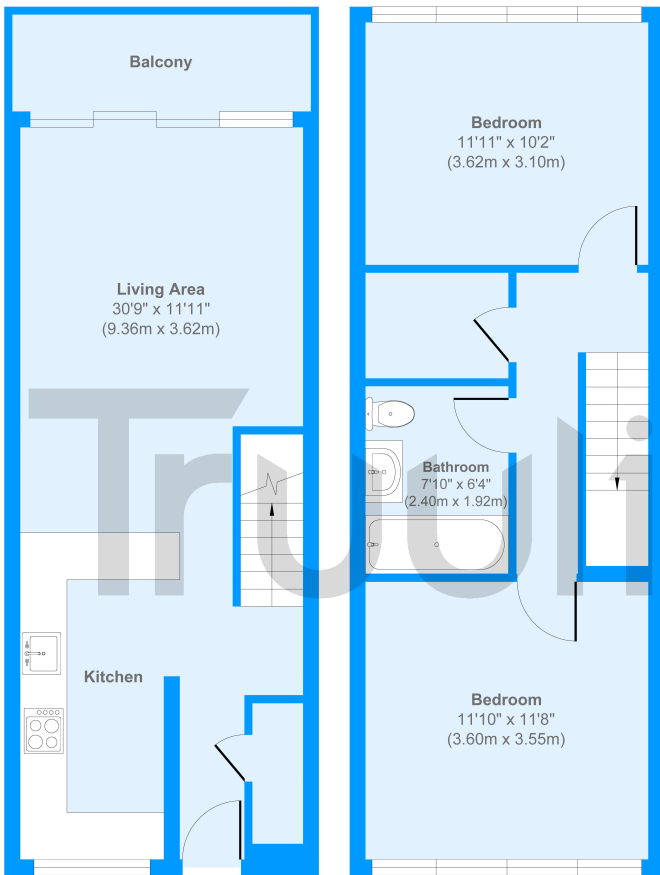
Email: save@truuli.co.uk Web: www.truuli.co.uk

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Vendor comments: "This has been our home for the past few years and has been the first home of our son. We've put a lot of effort into making it the flat it is now and have absolutely loved living here. Since purchasing the flat we have completely refurbished it. When we first walked in we loved the space but it needed a lot of work. It still had the original layout, original kitchen and bathroom from the mid-sixties as well as many layers of wallpaper (six in one of the walls!). We stripped it back completely and obtained full rewiring, a new plumbing, gas central heating system and re-plastered the walls. We also put in a new bathroom, new kitchen and new windows... pretty much a brand new flat! Downstairs is now open planned with a good-sized kitchen, breakfast bar and ample living room. It's a great space to cook and entertain without missing out on any conversations. It has also been a great space to be with a baby or young child: you can be in the kitchen but also keep an eye on them. Upstairs there are two generous double bedrooms, a well-proportioned bathroom and a storage/laundry room that we created joining three small cupboards. The flat has a balcony off the living room and access to communal gardens which are exceptionally well maintained. The gardens have been a wonderful space during lockdown, our little heaven, where we could enjoy the sunshine and watch our son take his first steps. We have been very happy living here, there is a great sense of community and we can now call many of our neighbours friends too! This has been especially remarkable through lockdown where all looked out for each other. We like the area so much that we are taking on another renovation locally. The Crystal Palace triangle is a 10 minute walk and there you have plenty of independent shops, pubs, coffee shops, cinema... Crystal Palace Station and the park are 15 minutes' walk away. South Norwood Lakes park is just around the corner, it's a beautiful place for a relaxing walk or a picnic, at this time of the year you can even spot some very cute ducklings!"

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Ground Floor
Approximate Floor Area
364 sq. ft

First Floor
Approximate Floor Area
416 sq. ft

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Predicted
<p>Very energy efficient - lower running costs</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	79	82	0
<p>EU Directive 2002/91/EC</p> <p>England, Wales & N.Ireland</p>		<p>EU Directive 2002/91/EC</p> <p>England, Wales & N.Ireland</p>	

