



**FOR SALE**

**SHW**

**RESIDENTIAL HMO**  
10 Sylvan Hill, London, SE19 2QF

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## Price | £525,000 Freehold

### DESCRIPTION

10 Sylvan House comprises a semi-detached four bedrooms house with top floor bathroom with wc, first floor wc, kitchen breakfast room, lounge private garden, integral garage, off street parking and no onward chain.

It has been used as a House in Multiple Occupation (HMO) by the vendor for several years.

### LOCATION

The property is situated within walking distance of both the Crystal Palace Triangle, which has good transport links, and South Norwood Lakes providing excellent access to London and Croydon.

### ACCOMMODATION (GIA)

	SQ FT	SQ M
Kitchen	160.40	14.90
Bedroom	97.60	9.1
Bedroom	147.50	13.70
Bedroom	N/A	N/A
Bedroom	N/A	N/A
Garage	142.10	13.20
TOTAL	1,184	110

### AMENITIES

- Semi-detached four bedroom house (HMO)
- Freehold available for £525,000
- Excellent residential investment opportunity

### GUIDE PRICE

£525,000

### TENURE

Vacant possession.

### RATES

The tax band is F.

### VAT

VAT will not be chargeable on the terms quoted.

### LEGAL COSTS

Each party is to be responsible for their own legal fees.



### VIEWINGS

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