

# \$1,640 - 8113 Lyons Ave #b, Philadelphia

MLS® #PAPH2490284

## \$1,640

1 Bedroom, 1.00 Bathroom, 52,344 sqft  
Residential Lease on 3.78 Acres

EASTWICK, Philadelphia, PA

Welcome to Larchwood Garden Apartments. This is a HUD-approved Section 8 rental community offering 1, 2, and 3 bedroom apartments. A housing voucher is not required to apply. Our on-site staff is available to help guide you through the application process. The following are the maximum income limits for HUD approval. There is no minimum income requirement – no income is too low to apply. For a 1-person household, the maximum annual income is \$41,800. For 2 people, it is \$47,800; for 3 people, \$53,700; for 4 people, \$59,700; and for a 5-person household, the limit is \$64,500. Under the HUD program, residents typically pay approximately 30% of their adjusted income toward rent. Depending on your income, rent can be as low as \$25 per month.

These apartments offers a number of amenities, including a 24-hour on-site laundry facility, a community room, a playground for children, well-maintained grounds, on-site parking, and an on-site management office. Each apartment includes hardwood floors, updated kitchens, and central heating. Additional requirements for HUD approval:

To qualify, applicants must not have any criminal history or evictions within the past 7 years.

Applicants with more than three accounts in collections or any outstanding utility balances will not qualify.



A positive landlord reference.

To start your application, please contact the listing agent, Sean Conroy.

Built in 1954

### Essential Information

|                |                                          |
|----------------|------------------------------------------|
| MLS® #         | PAPH2490284                              |
| Price          | \$1,640                                  |
| Bedrooms       | 1                                        |
| Bathrooms      | 1.00                                     |
| Full Baths     | 1                                        |
| Square Footage | 52,344                                   |
| Acres          | 3.78                                     |
| Year Built     | 1954                                     |
| Type           | Residential Lease                        |
| Sub-Type       | Unit/Flat/Apartment, Garden 1 - 4 Floors |
| Style          | Condo/Unit                               |
| Status         | Active                                   |

### Community Information

|              |                   |
|--------------|-------------------|
| Address      | 8113 Lyons Ave #b |
| Area         | 19153             |
| Subdivision  | EASTWICK          |
| City         | Philadelphia      |
| County       | PHILADELPHIA-PA   |
| State        | PA                |
| Municipality | PHILADELPHIA      |
| Zip Code     | 19153             |

### Interior

|              |            |
|--------------|------------|
| Heating      | Forced Air |
| Cooling      | None       |
| # of Stories | 4          |
| Stories      | 4          |

### Exterior

Roof                      Unknown

**School Information**

District                      PHILADELPHIA CITY

**Additional Information**

Date Listed                      June 4th, 2025

Days on Market                      147

Zoning                      RM2

**Listing Details**

Listing Office                      KW Empower



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Listing information last updated on October 28th, 2025 at 3:46pm EDT