



Carney Place | Brixton, SW9



A stunning top floor apartment with a balcony in this sought after gated development moments from Brixton town centre. Finished to a high standard and energy efficient, the property features a spacious open plan reception with a modern fitted kitchen (including a dishwasher) opening onto a small private balcony. There are 2 double bedrooms, both offering a nice view over the London skyline, one with an en-suite shower room and the other one on a mezzanine floor with an office/dressing room downstairs. There is also a modern family bathroom and utility cupboard fitted with a washer/dryer.

Brixton Square is a sought after development benefiting from a concierge, video entry phone and bicycle storage.

The Ritzy cinema, Morleys department store, Brixton Academy and numerous bars and shops including famous Brixton Village are pretty much on your doorstep.

Transport links are excellent and include Brixton tube station (Victoria line), Brixton mainline station and numerous bus links to the City and West End.

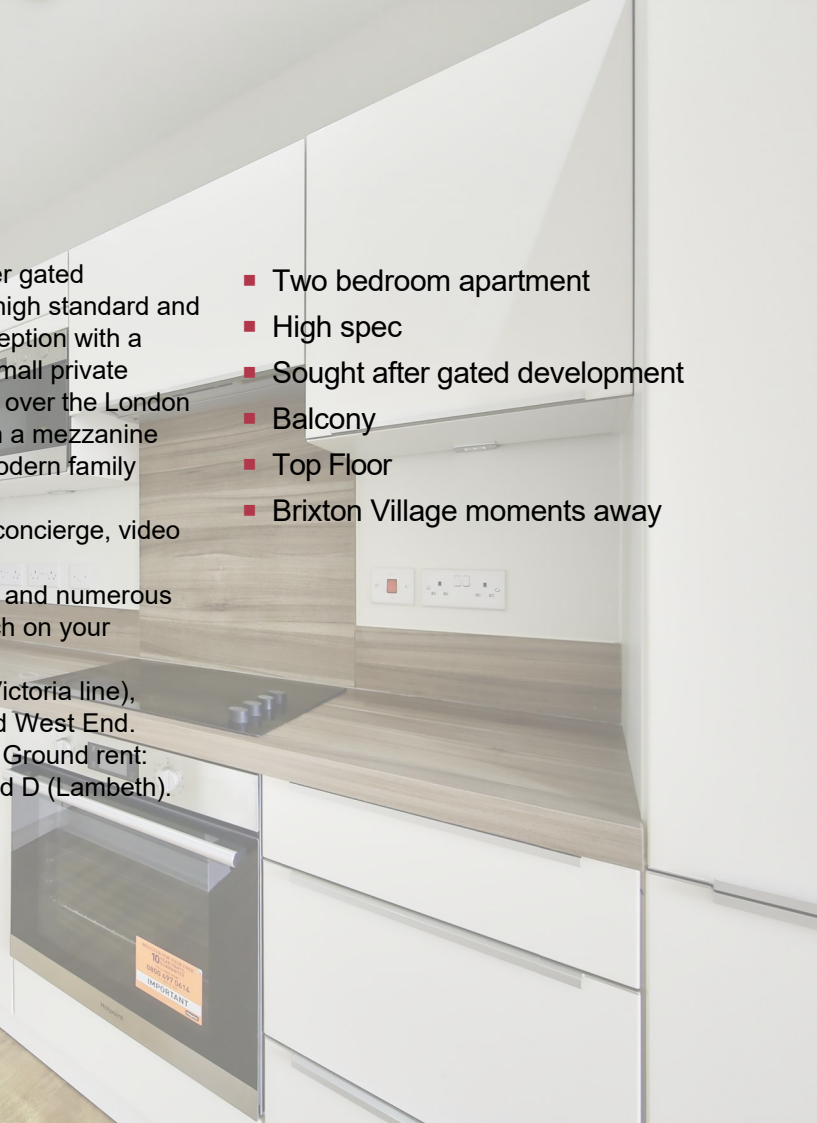
No chain. Lease: 143 years remaining. Service charge: £3,365. Ground rent: £490. Ground rent review period: TBC. EPC=C. Council tax band D (Lambeth).

- Two bedroom apartment
- High spec
- Sought after gated development
- Balcony
- Top Floor
- Brixton Village moments away

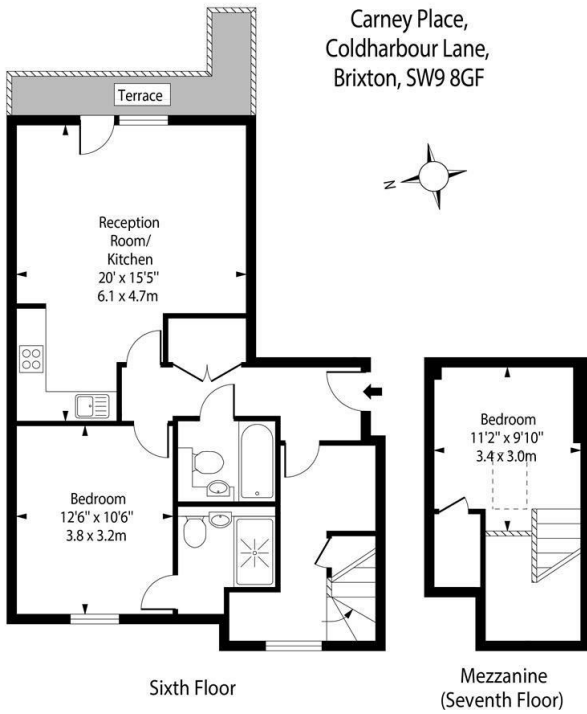
£595,000

Viewing

Please contact our Brixton Office on 0207 274 3111 if you wish to arrange a viewing appointment for this property or require further information.



Carney Place,
Coldharbour Lane,
Brixton, SW9 8GF



Sixth Floor
Mezzanine (Seventh Floor)

Approx Gross Internal Area 790 Sq Ft - 73.4 Sq M

For Illustration Purposes Only - Not To Scale
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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