



## Courtenay House | London, SW2



A stunning one bedroom apartment with a private balcony and an enormous communal roof terrace in this sought after private development towards the top of Brixton Hill. The fifth floor (with 2 lifts) property offers amazing views over the London skyline and features a spacious open plan kitchen/reception, a double bedroom with a built-in wardrobe and a modern bathroom. The development benefits from a fabulous huge communal roof terrace, bike storage, allocated parking space and a caretaker. It is located within a 10 minute walk from Brixton Hill parade with its fantastic selection of bars & eateries (such as The Fish Lounge, Curry Paradise, the White Horse Pub, Pizza Brixton, Stir Coffee & Cafe on the Hill). Brixton town centre, which is home to Brixton Village, Ritzy Cinema, Brixton Academy and Pop Brixton as well as many more bars and shops is within 15-20 minutes' walk or a few bus stops away. Transport links include Brixton tube station, mainline station and numerous buses to the City and West End.

Lease: 104 years. Service charge £2,465 pa. Ground rent £150.  
EPC=B. Council tax band C (Lambeth).

- Stunning One Bedroom Apartment
- Private Development
- Fifth Floor With 2 Lifts
- Private Balcony
- Communal Roof Terrace
- Allocated Parking Space
- Secured Bike Storage
- On-Site Caretaker

**£320,000**

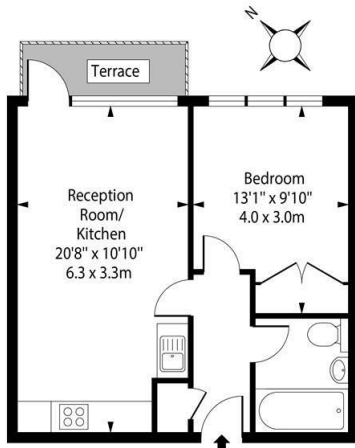
### Viewing

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





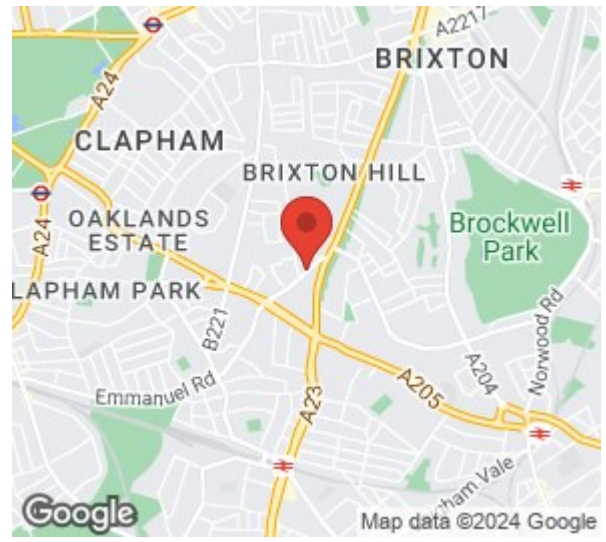
Courtesy House,  
New Park Road,  
Brixton, SW2 4DP



Fifth Floor

Approx Gross Internal Area 434 Sq Ft - 40.3 Sq M

For Illustration Purposes Only - Not To Scale  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		87	(92 plus) A
(81-91) B	82		(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 <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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