

Emma's



Courtenay House, 9 New Park Road

, London, SW2 4DN

£1,725 Per Calendar Month



A bright and well proportioned one bedroom, second floor flat (with lift access), with a separate living room and kitchen, built-in storage and a small private balcony. Located in a charming building on New Park Road the flat benefits from access to Rush Common, the nearby Brockwell Park, and the amenities and transport connections of Brixton Hill, whilst being sheltered from the busy, noisy atmosphere of the main road.



A bright and well proportioned one bedroom, second floor flat (with lift access), with a separate living room and kitchen, built in storage and a small private balcony.

The flat is in excellent condition and is tasteful and neutrally decorated throughout. The bedroom and living room are both carpeted.

The flat is entirely electric throughout with no gas supply.

The building also benefits from a large 7th floor communal roof terrace that is accessible to all residents via the two lifts in the building.

Living room 263 (80.16m)

The L-shaped living room is bright and spacious with a large Southerly facing window on the rear wall, as well as direct access to the balcony.

The living room is carpeted.

Kitchen 65 (19.81m)

The modern kitchen has been recently refurbished and is tastefully decorated with integrated appliances and ample storage.

Bedroom 109 (33.22m)

The bedroom, which also looks out over the rear of the building, is bright and well-proportioned and has a large built in wardrobe which is discretely placed behind the bedroom door.

The bedroom is also carpeted.

Bathroom

The modern bathroom was also recently refurbished and is neutral and bright with a combination bath/shower.

Balcony 36 (10.97m)

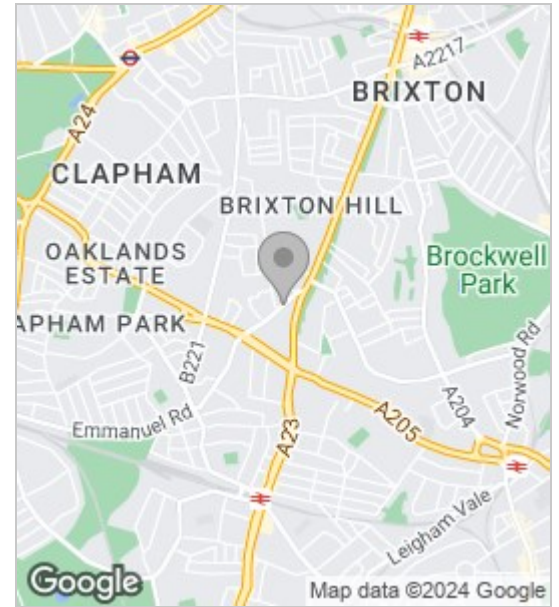
The small private balcony of the flat looks out over the rear of the building and on to the centre of the development. Southerly facing the balcony is sun-drenched, a perfect place for a morning coffee.

Located in the charming Courtenay House on New Park Road the flat benefits from access to two lifts within the building as well as the large communal roof terrace.

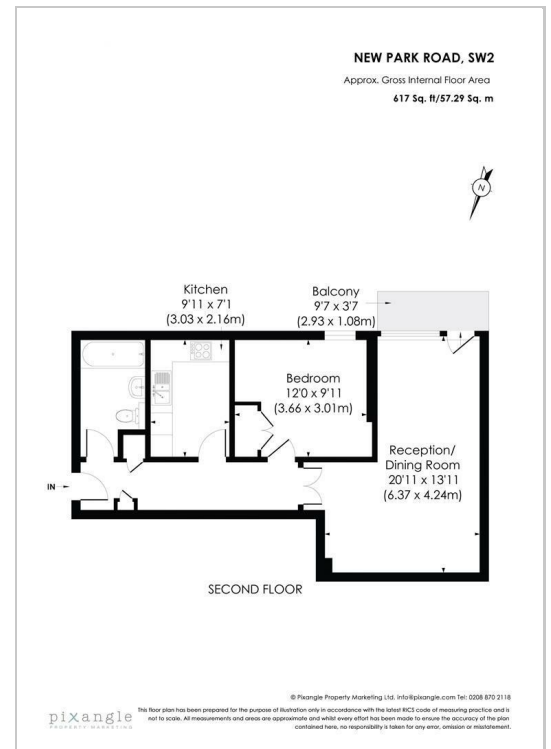
Rush Common are moments away, and the nearby Brockwell Park is within walking distance. New Park Road provides the proximity to amenities that those looking to live in Brixton want but is sheltered from the disruption of the traffic of Brixton Hill. The flat itself also faces in to the development, rather than facing the road, further sheltering it.

A stones throw from the amenities and transport connections of Brixton the flat is excellently located.

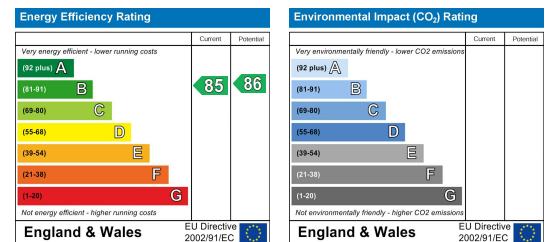
Area Map



Floor Plans



Energy Efficiency Graph



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