

Courtenay House New Park Road, London SW2 4DN

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welcome to

Courtenay House New Park Road, London

Positioned on the first floor of this modern and highly regarded development, this exceptionally bright and spacious apartment offers contemporary living with the rare benefit of substantial private outdoor space.





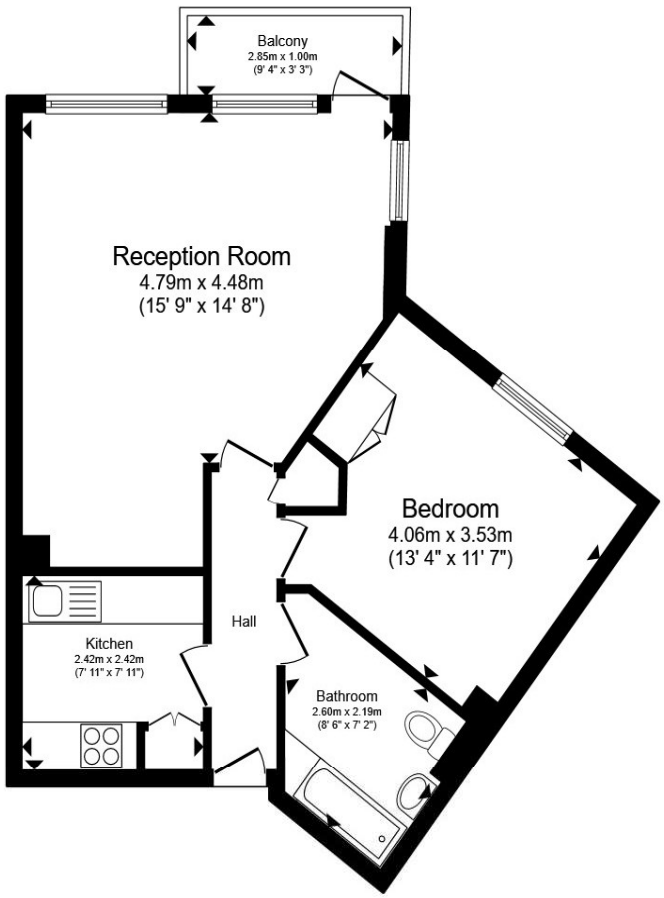








Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



First Floor

Total floor area 52.6 m² (566 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Presented in excellent condition throughout, the apartment benefits from a generous private roof terrace and a large private balcony, offering ample space for outdoor dining and relaxation. The bright and airy living accommodation is complemented by a separate modern kitchen, creating an appealing home for first-time buyers, professionals and investors alike.

Residents benefit from an array of premium amenities, including a dedicated concierge service, video entry system, Secure Bike Storage, ramped access, and direct lift access. For added peace of mind, the service charge fully covers building insurance, Ground Rent, communal upkeep, lift maintenance, and ongoing building care.

Courtenay House is scheduled to benefit from a multi-million-pound programme of building improvements, including new energy-efficient windows. The vendor advises that these works are fully funded, with a Letter of Assurance stating that no contribution is required from the incoming leaseholder. Recent lift refurbishments have already been completed, and the development benefits from a supporting reserve fund.

As a further incentive, the vendor is offering to cover the first full year of service charges upon completion, subject to agreed terms.

Ideally located for a range of transport links, the property offers convenient access to Brixton, Streatham Hill, Tulse Hill and Clapham, providing excellent connections into Central London and beyond. The wide-open green spaces of Brockwell Park are also within easy reach, offering a popular destination for leisure, recreation and outdoor activities.

Shared Ownership: This property is offered with a full leasehold title on completion. Alternatively, options may be available to purchase a percentage share via a shared ownership scheme. Please contact the agent for further details.

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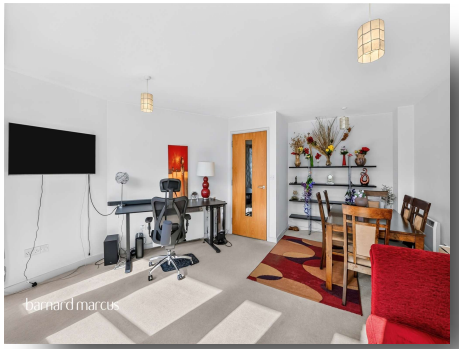
- Private Roof Terrace & Balcony: Exceptional, sun-lit outdoor entertaining spaces.
- Chain Free & Incentives: Sold with no onward chain and the Full First Year Service Charge Paid upon completion
- No-Cost Building Upgrades: Approaching multi-million-pound energy-efficient efficient window and building upgrades fully funded at zero cost to the leaseholder.
- Premium Amenities: Professionally managed development featuring a concierge service, lift access, and video entry
- Excellent Transport Links: Prime location with swift access to Brixton, Streatham Hill, Tulse Hill, and Clapham

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 4488.00
Ground Rent: Ask Agent

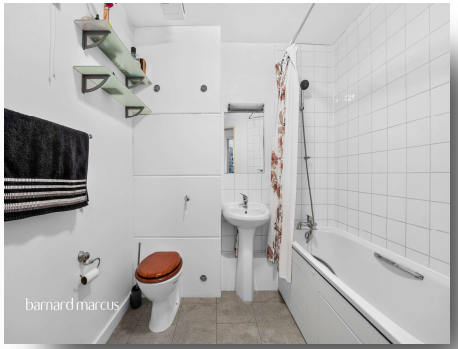
This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£260,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110840

The Property Ombudsman

Property Ref:
STM110840 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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