



STURGES  
LONDON

Courtenay House, Brixton

£1,250,000 Leasehold





- **Astonishing 3 Bedroom, 3 Bathroom Penthouse**
- **Outstanding Triple Aspect 36' x 26' Kitchen/Reception**
- **Separate Snug/Studio Room**
- **50' Private Terrace with 270 Degree Rooftop Views**
- **Approximately 1706 sq ft [158 sq m]**
- **Off Street Parking**
- **Well Located for both Brixton & Streatham Hill Stations**
- **Incredibly Conveniently for Vibrant Local Amenities**



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## New Park Road, Brixton

An astonishing 3 Bedroom, 3 Bathroom Penthouse Apartment expanding across the rooftop of Courtenay House in Brixton offering the most amazing 1700+ sq ft [158 sq m] of lateral accommodation. This simply stunning property is focussed internally around the beautifully designed 36' x 26' high specification kitchen/reception occupying the centre of this extraordinary rooftop plot.

All rooms, including the bedrooms, link to the outstanding 50' terrace which allows almost 360 degree panoramic views across London's skyline. The terrace also houses a separate Snug/Studio (approximately +158 sq ft), a rooftop hot tub and a sauna.

Furthermore the property benefits from offer street car parking and lift access.

The location of the property atop Courtenay House, a secure modern development offering an onsite concierge, allows for easy access to Streatham Hill overground station (fast links into Clapham Junction, Victoria and London Bridge), Brixton underground station (Victoria Line) and within easy reach of Brixton's vibrant amenities, including Brixton Village, the Ritzy Cinema and countless cafés, bars and eateries,

**Local Authority:** Lambeth

**Council Tax Band:** G

**Lease:** Approx. 101 years remaining

**Service Charges:** Approx. £7700 pa

**Ground Rent:** Approx. £250 pa

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# Courtenay House, SW2

Approximate gross internal area

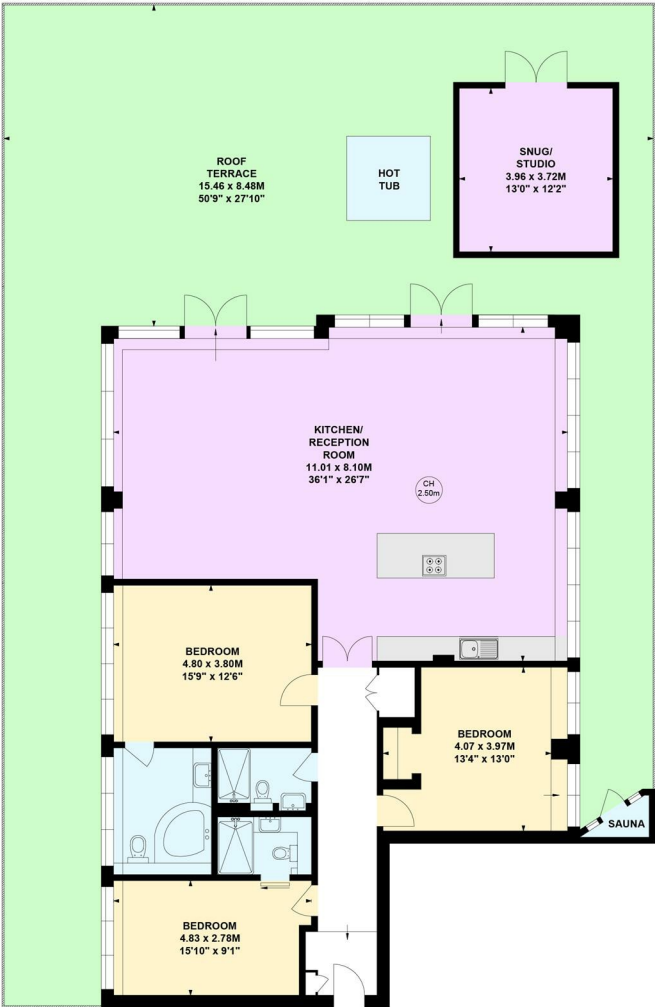
173.16 sq m / 1864 sq ft

(Including Studio)

Studio 14.73 sq m / 158 sq ft

Key :

CH - Ceiling Height



Seventh Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For more information, please contact:

(Tel) 020 3393 2002

(Email) [hello@sturgeslondon.co.uk](mailto:hello@sturgeslondon.co.uk)

668 Fulham Road, Parsons Green, London, SW6 5RX

[sturgeslondon.co.uk](http://sturgeslondon.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.