



barnard marcus

Courtenay House New Park Road, London SW2 4DN

welcome to

Courtenay House New Park Road, London

A bright and well-presented one bedroom apartment offering spacious and comfortable accommodation, ideally suited to first-time buyers, investors, or those seeking a conveniently located London home.

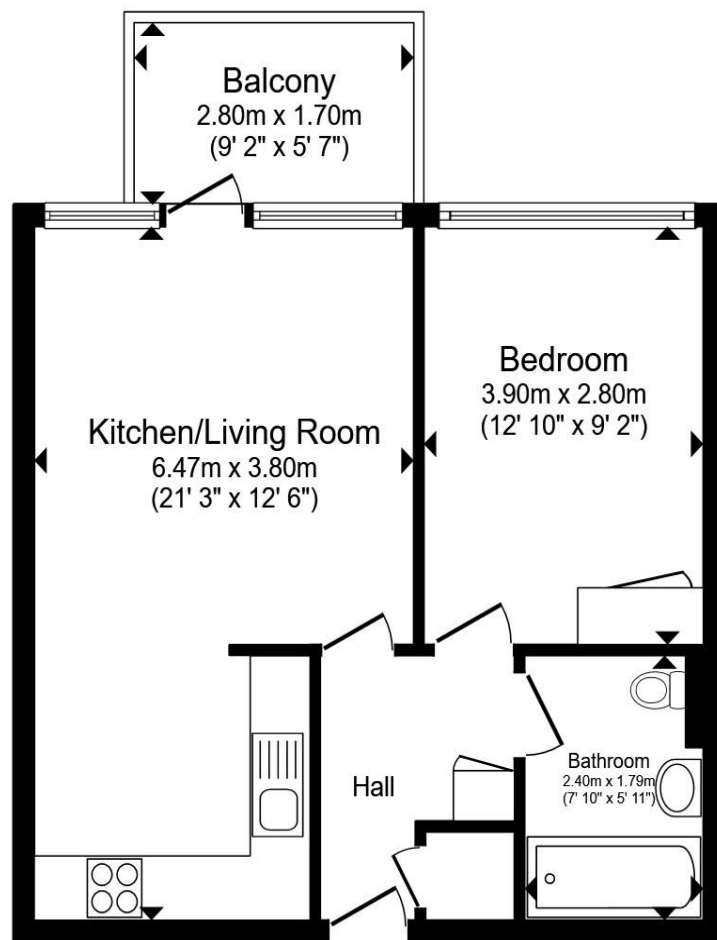
The property comprises a generous kitchen/Diner filled with natural light, a well-appointed bathroom, and a spacious double bedroom with ample room for wardrobes and additional storage. A private balcony provides valuable outdoor space and an ideal spot to relax and unwind.

Situated within the charming and well-maintained Courtenay House on New Park Road, residents benefit from access to two lifts within the building, as well as a substantial communal roof terrace offering further outdoor enjoyment and impressive views across the surrounding area.

Ideally positioned, the property is just moments from the open green spaces of Rush Common, while the highly regarded Brockwell Park is within easy walking distance. Excellent transport links and local amenities can be found in nearby Brixton and Streatham Hill. The apartment is located on the quieter side of Brixton Hill, helping to minimise traffic noise whilst remaining conveniently close to the area's vibrant selection of shops, cafés, restaurants, and transport connections.

Early viewing is highly recommended.





Agents 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.

Total floor area 43.3 m² (467 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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- One Bedroom Apartment
- Communal Roof Terrace
- Balcony Access
- Near Local Amenities
- Lift Access

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£275,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110614



Property Ref:
STM110614 - 0004

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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