



barnardmarcus

**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.

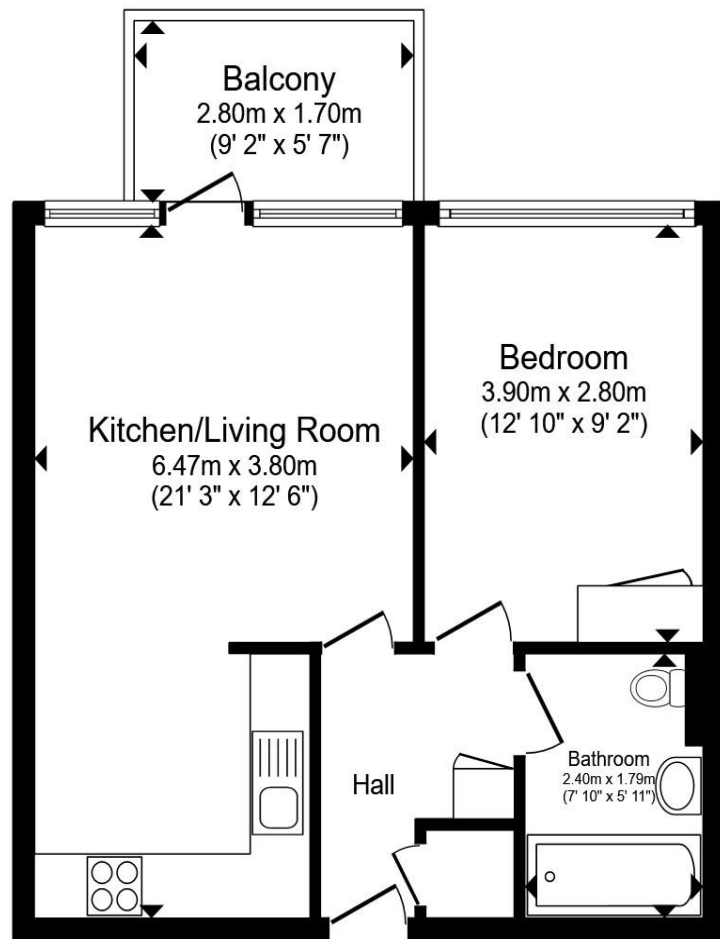
The property comprises a generous kitchen/Diner filled with natural light, a well-appointed bathroom, and a spacious double bedroom with ample room for wardrobes and additional storage. A private balcony provides valuable outdoor space and an ideal spot to relax and unwind.

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.





Total floor area 43.3 m<sup>2</sup> (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](http://www.propertybox.io)



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- One Bedroom Apartment
- Communal Roof Terrace
- Balcony Access
- Near Local Amenities
- Lift Access

Tenure: Leasehold EPC Rating: Awaited

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

**£300,000**



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Property Ref:  
STM110614 - 0003

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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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Please note the marker reflects the postcode not the actual property