



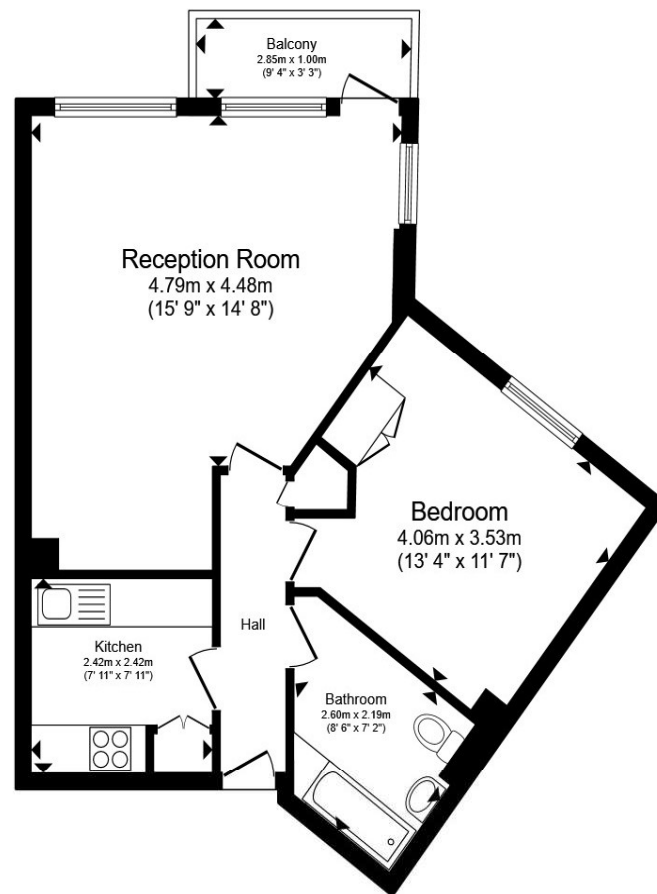
Courtenay House New Park Road, London SW2 4DN

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.



The property is available to purchase either at 100% ownership or through the Shared Ownership scheme, providing flexibility to suit a variety of buyers' circumstances.



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



Boasting both a generous private roof terrace and an additional large balcony, the property enjoys an abundance of natural light throughout and is presented in good condition, making it an ideal purchase for first-time buyers, professionals and investors alike. The accommodation provides well-proportioned living space with an airy feel throughout, complemented by excellent outdoor entertaining areas. Residents benefit from the convenience of lift access, concierge services and a modern video entry system, all within a professionally managed and well-maintained development. Courtenay House is set to benefit from a significant programme of improvements, including a multi-million-pound cladding refurbishment and installation of new energy-efficient windows. Importantly, these works are being completed at no cost to the leaseholder and are expected to enhance both the energy efficiency and overall appeal of the building. The service charge represents excellent value when considering the extensive amenities and services included, covering concierge services, lift maintenance, building insurance, reserve fund contributions, ground rent, communal maintenance and ongoing fire safety compliance. Major expenditure items, including lift refurbishments, have already been undertaken, while a supporting reserve fund is in place to contribute to the continued upkeep of the development. 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.

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 check

welcome to

Courtenay House New Park Road, London

- Available to purchase at 100% ownership or via Shared Ownership.
- Spacious first-floor apartment with lift access.
- Large private roof terrace and additional balcony.
- Bright and airy accommodation throughout.
- Concierge service and modern video entry system.

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 4488.00

Ground Rent: 169.43

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



Property Ref:
STM110840 - 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.

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