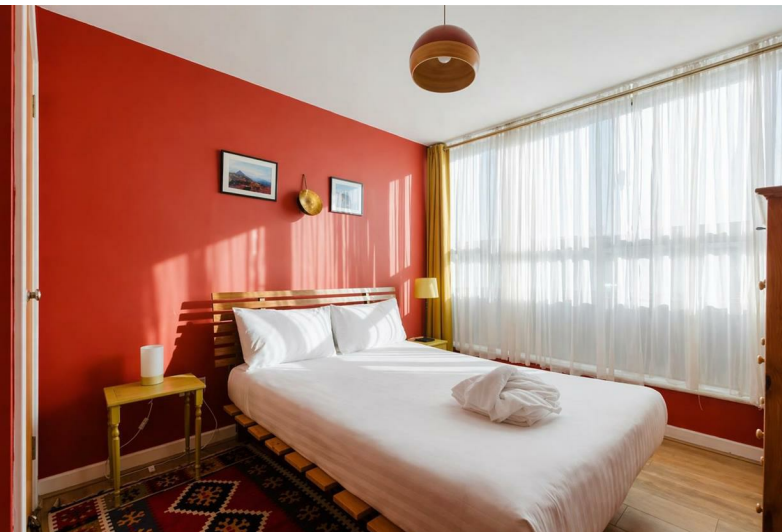


# New Park Road | London, SW2



**£1,750 Per Month**

- One double bedroom • Private balcony • Bright reception room • Parking available separately • Modern bathroom suite • Part furnished • Available 13th June

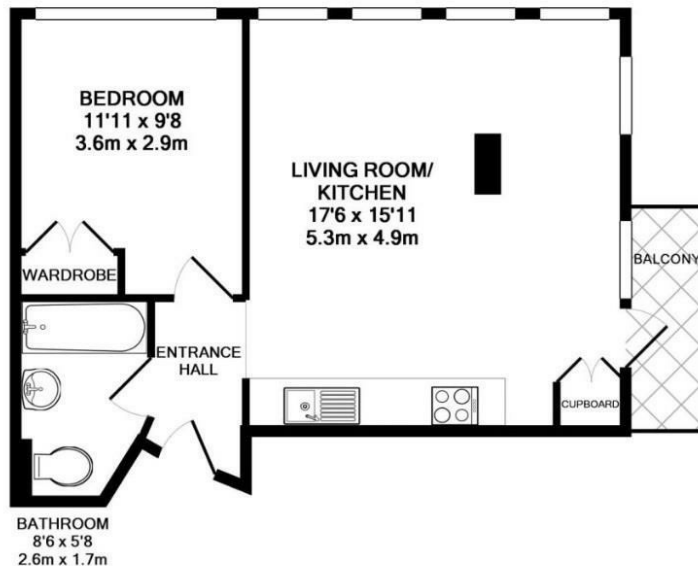
# New Park Road | London, SW2



A stunning one-bedroom apartment located on the third floor of this modern purpose-built block (with lift). The property offers a bright open-plan kitchen/reception room with access to a private balcony, a good-sized double bedroom with built-in storage, and a modern bathroom. Courtenay House is a sought-after development towards the top of Brixton Hill and benefits from a large communal roof terrace, caretaker, and bicycle storage. Brixton town centre, home to Brixton Village, the Ritzy Cinema, Brixton Academy, and numerous bars and shops, is within a 15–20 minute walk or a short bus ride. Perfect for a single professional or a couple and available from mid June as part furnished.

Parking is available by separate arrangement at an additional cost.

Rent: £1,750 pcm Deposit: £2,019 Council Tax: Band C (Lambeth) EPC Rating: =C



TOTAL APPROX. FLOOR AREA 468 SQ.FT. (43.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



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