

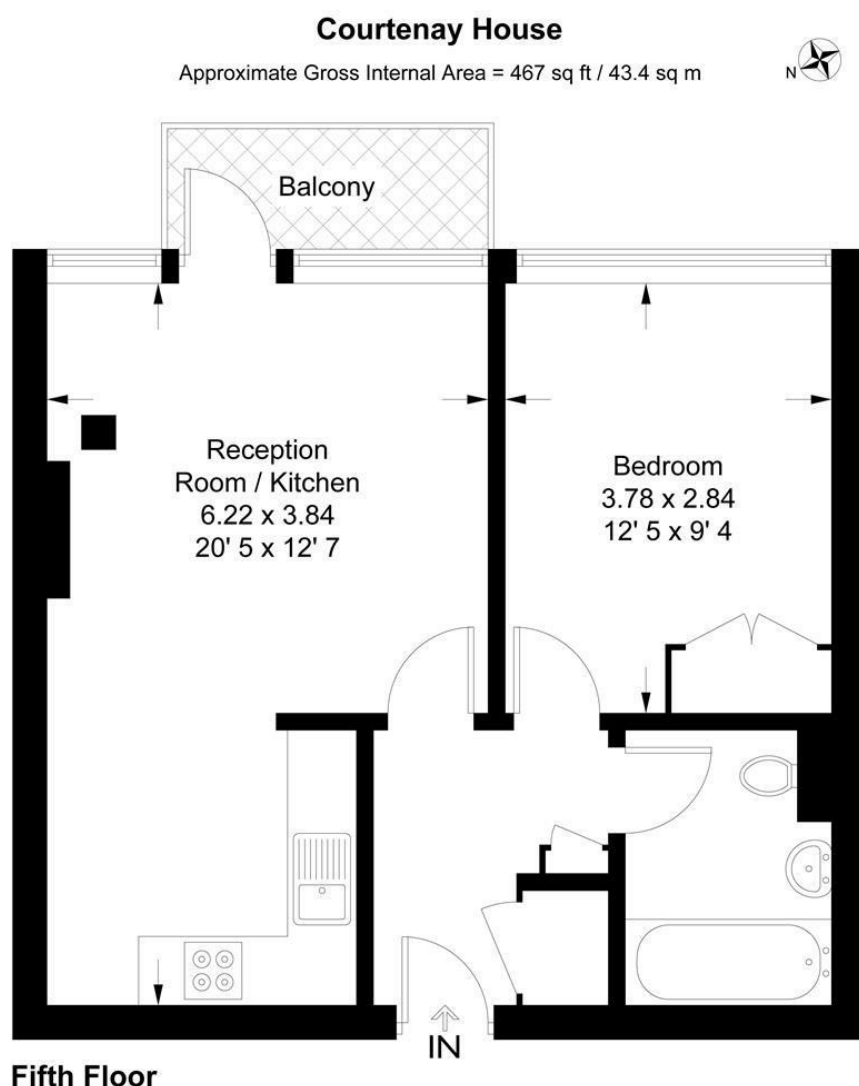
Courtenay House | , SW2



£300,000

- One bedroom apartment • Private balcony & communal roof terrace • Popular private development • Bicycle storage • Allocated parking space

A beautiful one bedroom fifth floor apartment with a balcony in this sought after private development towards the top of Brixton Hill. The flat comprises an exceptionally bright open plan reception with fully integrated kitchen, double bedroom and modern bathroom suite. The block has a huge communal roof terrace with breathtaking views over London, lift, bicycle storage & caretaker. There is also private secure allocated parking space. Brixton town centre which is home to Brixton Village, Ritzy Cinema, Brixton Academy and numerous bars & shops is within 20 minute walk or a short bus ride. Great for a first time buyer and for a buy to let landlord with excellent rental potential. Ground Rent £150 per year - Service Charge £2750 per year - 101 years lease remaining



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	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales 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.