

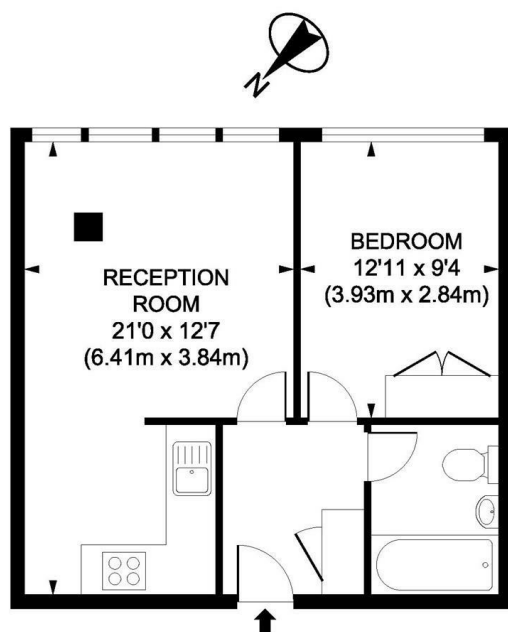
Courtenay House | , SW2



£1,650 PCM

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

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. The flat is available from mid June as part furnished. Please note photos were taken prior to the current tenancy. Monthly rent £1650. Deposit £1903. EPC=B. Council tax band C.



New Park Road, SW2
Gross Internal Area 462 sq ft 43 sq metres
Property360. co.uk 2009 REF : HIP007853

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.