

STURGES  
LONDON

New Park Road, Brixton

£1,250,000 Leasehold





- Astonishing 3 Bedroom Penthouse Apartment
- Outstanding Triple Aspect 36' x 26' Kitchen/Reception Room
- 3 Bathrooms (2 Ensuite)
- 50' Private Terrace with 270 Degree Rooftop Views
- Approximately 1706 sq ft [158 sq m]
- Off Street Parking
- Well Located for both Brixton & Streatham Hill Stations
- Incredibly Conveniently for Vibrant Local Amenities



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## New Park Road, London

An astonishing 3 Bedroom, 3 Bathroom Penthouse Apartment expanding across the rooftop of Courtenay House in Brixton offering the most amazing 1700+ sq ft [158 sq m] of lateral accommodation. This simply stunning property is focussed internally around the beautifully designed 36' x 26' high specification kitchen/reception occupying the centre of this extraordinary rooftop plot.

All rooms, including the bedrooms, link to the outstanding 50' terrace which allows almost 360 degree panoramic views across London's skyline. The terrace also houses a most practical additional storage room (approximately +158 sq ft), a rooftop hot tub and a sauna.

Furthermore the property benefits from offer street car parking and lift access.

The location of the property atop Courtenay House, a secure modern development offering an onsite concierge, allows for easy access to Streatham Hill overground station (fast links into Clapham Junction, Victoria and London Bridge), Brixton underground station (Victoria Line) and within easy reach of Brixton's vibrant amenities, including Brixton Village, the Ritzy Cinema and countless cafés, bars and eateries,

**Local Authority:**

**Council Tax Band:** G

**Lease:** Add text here

**Service Charges:** Add text here

**Ground Rent:** Add text here

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## New Park Road, SW2

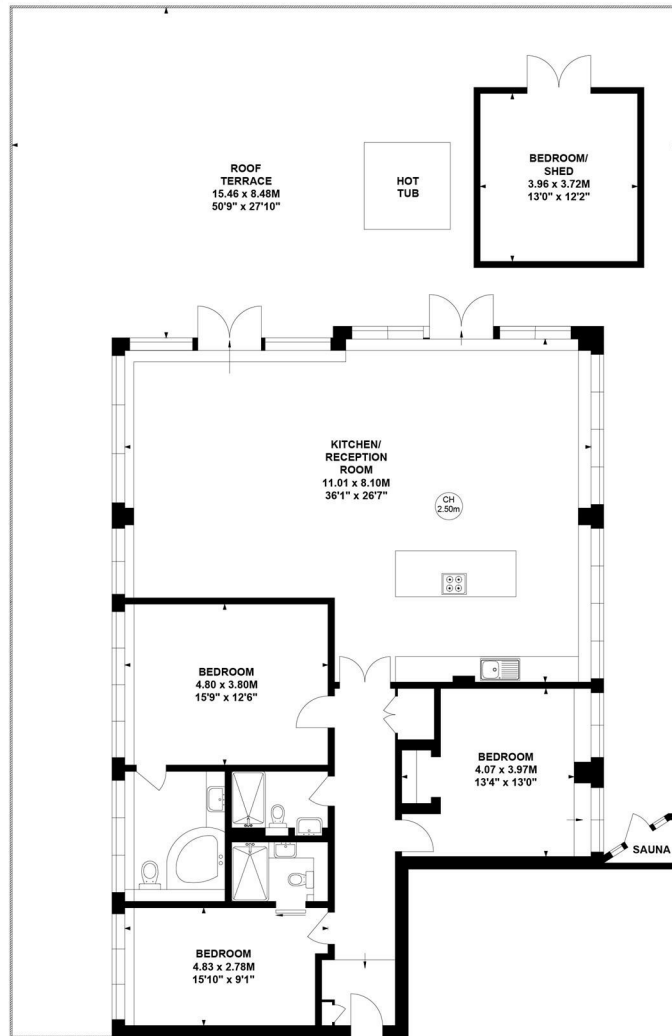
Approximate gross internal area

173.16 sq m / 1864 sq ft

(Including Shed)

Shed : 14.73 sq m / 158 sq ft

Key :  
CH - Ceiling Height



### Seventh Floor

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) <b>A</b>                          |           |                            |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>64</b> | <b>64</b>                  |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

**For more information, please contact:**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.