



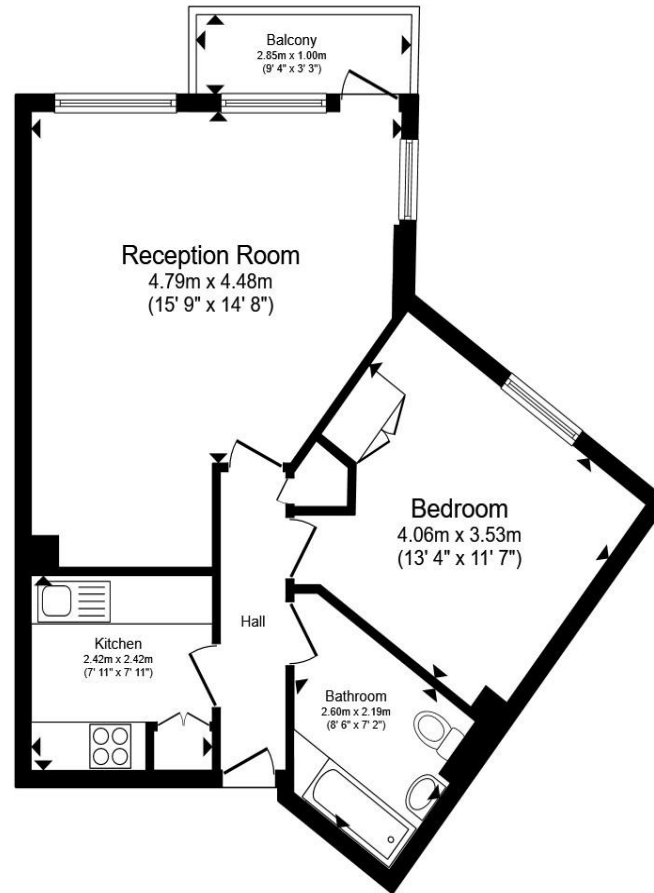
Courtenay House, New Park Road, London SW2 4DN

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.





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, this stunning first-floor apartment enjoys an abundance of natural light and is presented in excellent condition throughout. It represents an ideal purchase for first-time buyers, professionals, and investors seeking a premium London apartment with exceptional outdoor space. The accommodation provides beautifully proportioned living areas with a bright, airy feel, complemented by a separate modern kitchen. Residents benefit from the luxury of a concierge service, lift access, ramped accessibility, and a modern video entry system, all within a professionally managed development.

Major Upgrades & Financial Incentives -
 Courtenay House is set to benefit from an extensive, multi-million-pound programme of building-wide upgrades, including the installation of new energy-efficient windows. Crucially for an incoming buyer, these works are fully funded and being completed at absolutely no cost to the leaseholder, significantly enhancing the future value and energy efficiency of the property. The service charge represents excellent value, covering the concierge, lift maintenance, building insurance, communal upkeep, and ongoing maintenance compliance. Major expenditure items, including recent lift refurbishments, have already been completed, supported by a reserve fund. To make the move even smoother, the vendor is offering to pay the first full year of service charges upon completion (subject to terms).

welcome to

Courtenay House, New Park Road, London

- Private Roof Terrace & Balcony
- Chain Free & Incentives
- No-Cost Building Upgrades
- Concierge Service, Lift Access and Video Entry
- Excellent Transport Links

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.

£260,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CPM108590



Property Ref:
CPM108590 - 0002

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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