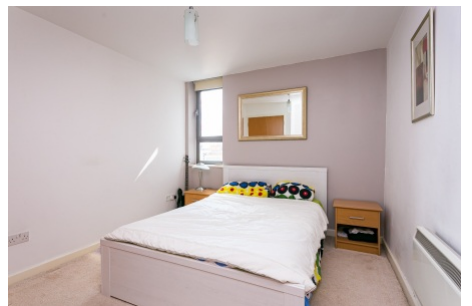


New Park Road, Brixton Hill SW2

Tenure: Leasehold Borough: Lambeth

Offers in excess of £300,000

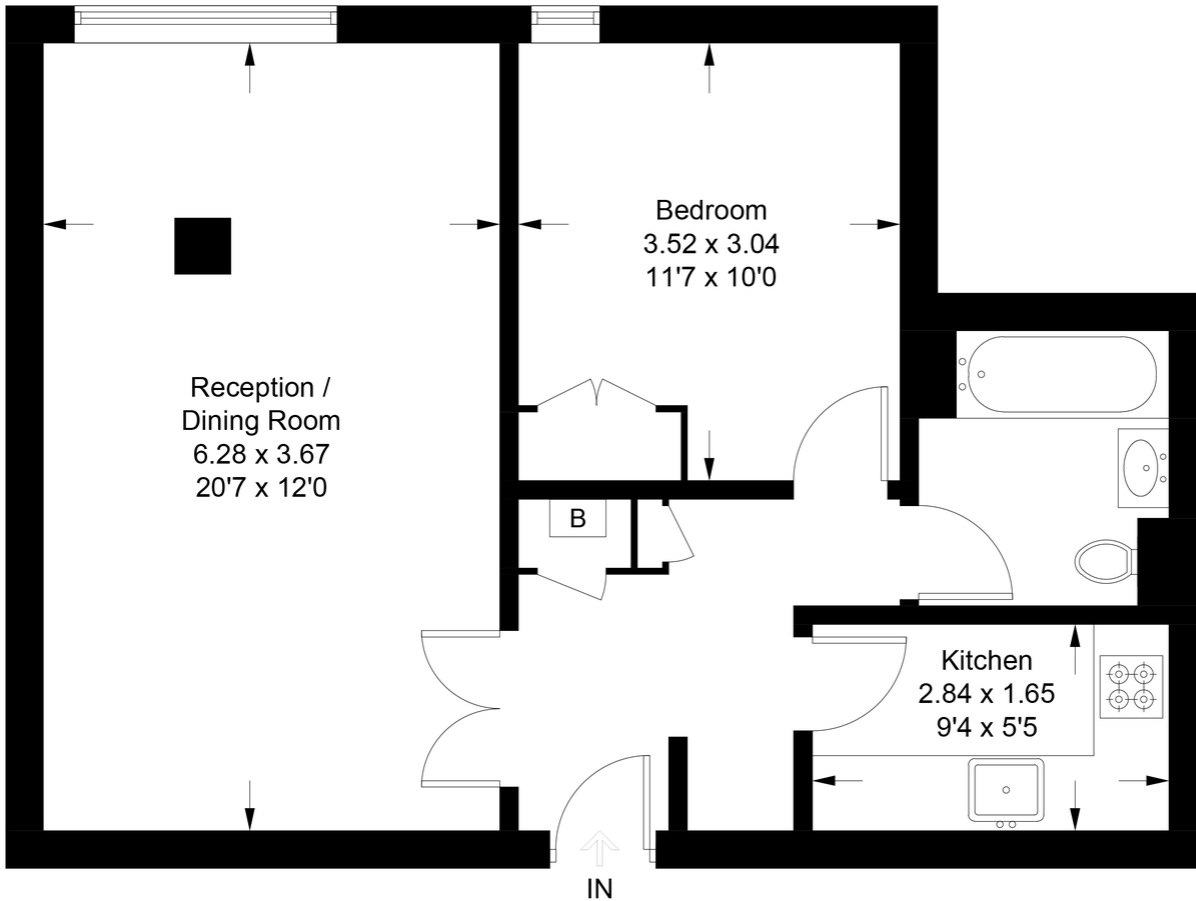
- Parking space
- Communal roof terrace



A modern and spacious one bedroom flat set over the sixth floor of this purpose built development in Brixton Hill. The accommodation comprises a large living area with ample room for dining and a good sized bedroom already equipped with in built wardrobes. The property also benefits from a parking space located within the development and a roof terrace for residents to enjoy. Courtenay house is conveniently located close to the local amenities of Brixton Hill and is a short walk or bus ride to Brixton underground station.

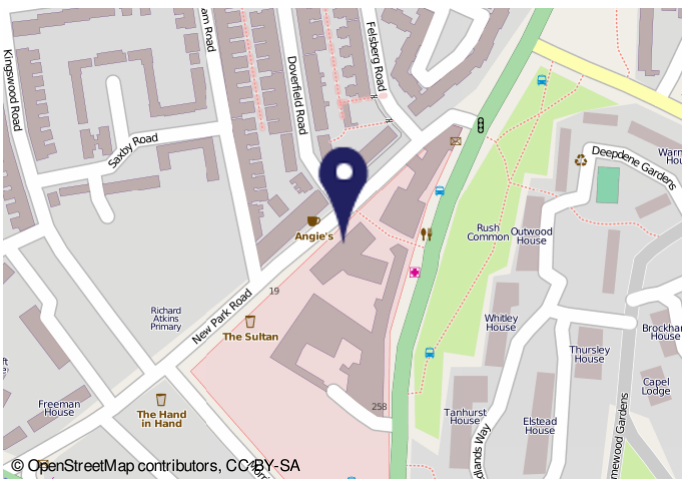
Courtenay House

Approximate Gross Internal Area = 51.9 sq m / 559 sq ft



Sixth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID578243)



Energy Performance Certificate

File: 805 Courtenay House 9 New Park Road
LONDON
SW2 4DP

Dwelling type: Top floor flat
Date of assessment: 10 September 2010
Date of certificate: 10 September 2010
Type of assessment: RIBA® existing dwelling
Total floor area: 51 sqm

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
D	C	F	E

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	233 kWh/m ² per year	208 kWh/m ² per year
Carbon dioxide emissions	2.6 tonnes per year	2.4 tonnes per year
Lighting	£57 per year	£30 per year
Heating	£221 per year	£202 per year
Hot Water	£117 per year	£116 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc, nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy efficient products. It's a mark and tells you to clearly the most energy efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information regarding your dwelling's energy performance.

Page 1 of 5

Important Notice
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.