



**Kennington / Oval Sales**, 4-6 Clapham Road, London SW9 0JG  
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## CARNEY PLACE BRIXTON



**SOLD**

**REF: 2623736**

### **2 Bed, Purpose Built Apartment, Communal Garden, Permit Parking**

Zone 2 Victoria Line - Utility Cupboard - Natural Light - Concierge - Chain Free - Fourth Floor via Lift

Smart modern apartment located in the heart of Brixton, offered chain free. Located on the fourth floor of this sought after development which boasts a lift, concierge, secure gated entry, communal garden and ample bike storage. Inside the modern interior has been well maintained and comprises; Open plan reception room with fully integrated kitchen and juliet balcony; Two double bedrooms, one has fitted wardrobes and a juliet balcony; Large bathroom; Utility cupboard; Two storage cupboards; Ha... **continued below**

**Train/Tube** - Brixton, Loughborough Junction, Denmark Hill, Herne Hill

**Local Authority/Council Tax** - Lambeth

**Tenure** - Leasehold

**ludlowthompson**



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# CARNEY PLACE BRIXTON



External



Kitchen



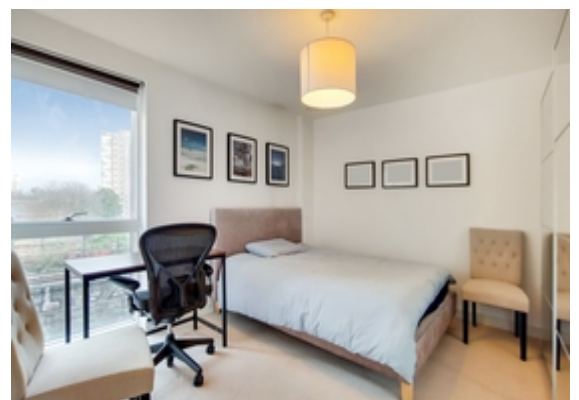
Lounge



Bedroom 1



Bedroom 1



Bedroom 2



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# CARNEY PLACE BRIXTON



Bedroom 2



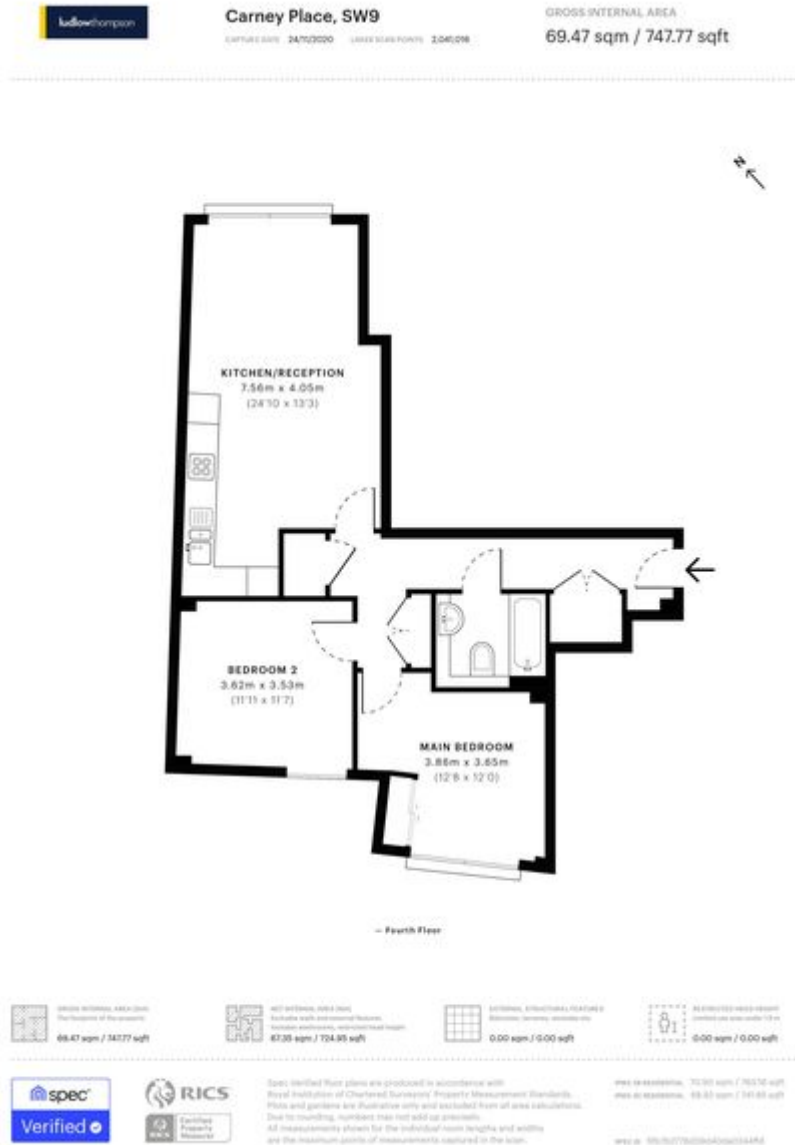
Bathroom



Bike Storage



# CARNEY PLACE BRIXTON



Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture of furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



## CARNEY PLACE BRIXTON



Smart modern apartment located in the heart of Brixton, offered chain free. Located on the fourth floor of this sought after development which boasts a lift, concierge, secure gated entry, communal garden and ample bike storage.

Inside the modern interior has been well maintained and comprises; Open plan reception room with fully integrated kitchen and juliet balcony; Two double bedrooms, one has fitted wardrobes and a juliet balcony; Large bathroom; Utility cupboard; Two storage cupboards; Hallway with intercom system. Throughout the flat is filled with natural light and the rooms are very well proportioned.

Located next to trendy Brixton Village and Pop Brixton, with many high street shops and local market stalls close by. Transport wise you are a matter of minutes from Brixton Zone 2 Tube (Victoria Line), Brixton Rail Station and varies bus routes, many of which operate 24 hours.

Please call the sales team on 020 7820 4141 for more information, to make an offer or book a physical viewing.

Approx 748 sq ft / 69sq m

### Tenure Details

Tenure - Leasehold

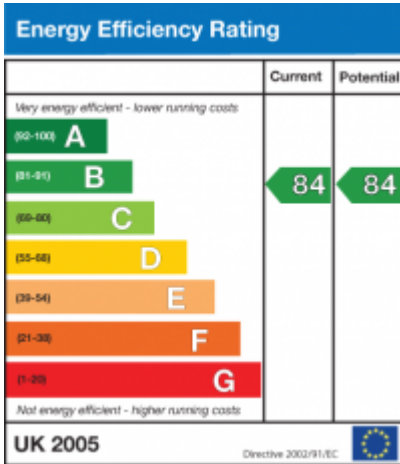
Lease Length - 118 years

Service Charges - £1548 per year

Ground Rent - £300 per year



# CARNEY PLACE BRIXTON







## CARNEY PLACE BRIXTON



**CALL 020 7820 4100**

**REF: 2623736**

**When you want to view a property through us it helps to bear in mind the following:**

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

**To arrange a viewing for this property please contact our Kennington / Oval Sales Office quoting 2623736**

**DISCLAIMER**

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

**PLEASE NOTE BEFORE PROCEEDING**

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.