

## Carney Place, Brixton, SW9

2 bedroom flat - purpose built for sale

**£535,000**

Leasehold

### Property Details

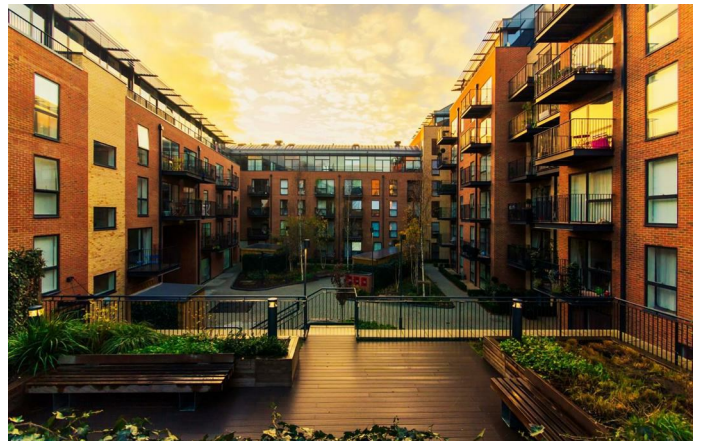
A bright two double bedroom, two Juliet balcony apartment within a luxury modern development in the heart of Brixton. Well positioned within the building, this flat is set back from the bustle of Coldharbour Lane. The open plan reception is bathed in light from large-pane triple-glazed windows, with room to lounge, dine and cook. The sleek, contemporary kitchen is fully integrated with mod cons. The Juliet balcony benefits from a sunny aspect with courtyard views. The principal bedroom is a generous double, complete with fitted wardrobes and Juliet balcony. The second double bedroom is also comfortable, making the flat perfect for those looking to rent out a room. The bathroom is equipped with both bath and shower and the flat has generous storage in a large utility and second cupboard in the hall, keeping the laundry quietly separated from the social spaces. The development has well-maintained communal areas, a neighbourly vibe, friendly concierge service, bike storage and lift access, plus energy efficiency and underfloor heating in the flat.

### Features

- Two double bedrooms
- Two Juliet balconies
- Secure modern building
- Over 775 square feet of internal space
- Well-maintained communal grounds
- Concierge, lift and bike storage
- Central Brixton moments from Brixton Village
- Short walk to Brixton tube station
- Chain-free

Council tax band D    EPC rating B (84)

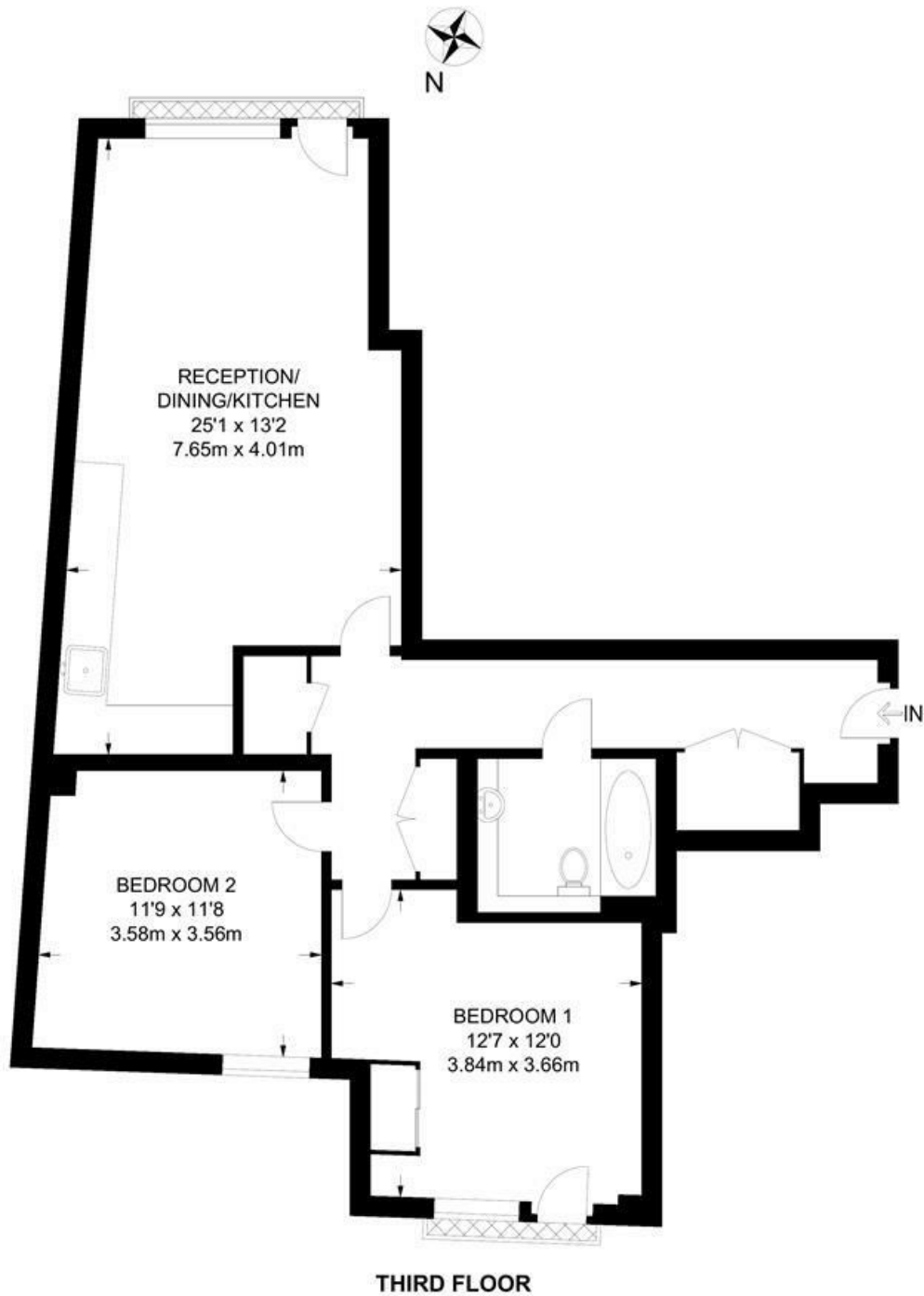




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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 780 SQ FT / 72.5 SQ M



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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