

**Carney Place, Brixton, SW9**

2 bedroom flat - purpose built for sale

**£620,000**

Leasehold

## Property Details

A rare two double bedroom, two bathroom duplex with private terrace in a luxury modern development. Well-positioned, this duplex is to one side away from the bustle, overlooking the rooftops. One of only a few duplexes the home is set over the fourth and fifth floors, extremely private and airy. The reception has floor to ceiling windows and double-height ceilings. The integrated modern kitchen wraps around to maximise storage and countertops. The private terrace spans the width of the home with uninterrupted views and sunsets across the rooftops. Also with access to the terrace, the second double bedroom is has large-pane windows, lofty ceilings and a bespoke wardrobe with desk or dressing table. Completing this floor the main bathroom has both bath and shower. There is a large cupboard in the entrance, plus a laundry utility room upstairs. The principal suite occupies the remainder of the upper floor with a skylight, fitted wardrobes and en-suite. There is a glazed balcony within the wall, should the purchaser prefer to create an open plan mezzanine room. This secure development has a neighbourly vibe, concierge, shared terrace and courtyard, bike storage, lifts plus underfloor heating and high energy efficiency.

Council tax band E    EPC rating B (82)

## Features

- Two double bedrooms
- Two bathrooms
- Private terrace spanning width of apartment
- Secure modern duplex
- Almost 900 square feet of internal space
- Split over two floors
- Well-maintained communal grounds
- Concierge, lift and bike storage
- Central Brixton moments from Brixton Village
- Short walk to Brixton tube station





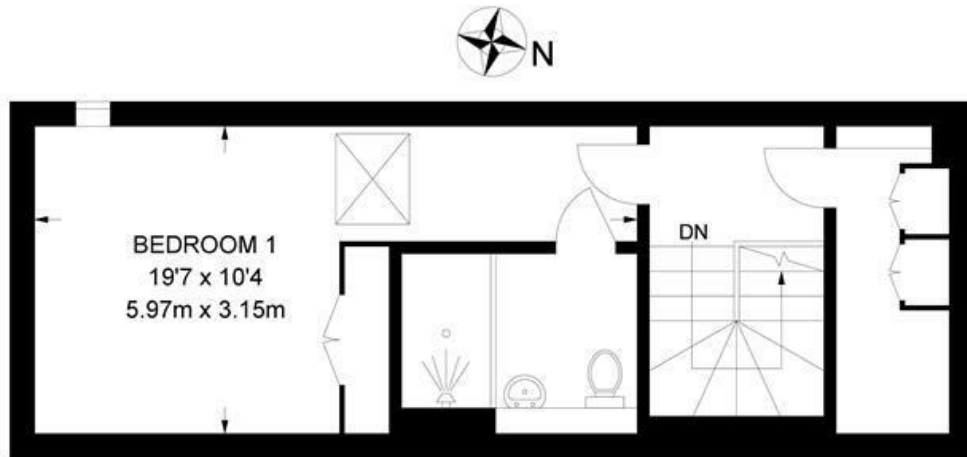




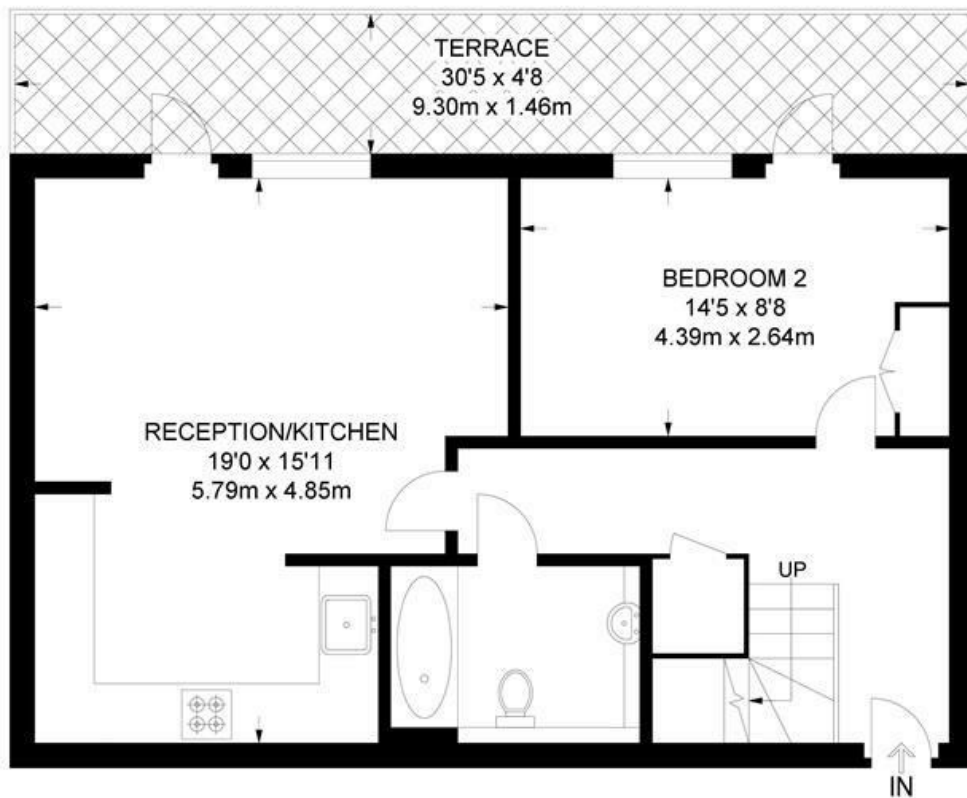
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APPROXIMATE GROSS INTERNAL AREA: **896 SQ FT / 83.2 SQ M**



**FIFTH FLOOR**



**FOURTH FLOOR**



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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