



CARNEY PLACE, SW9  
OFFERS IN EXCESS OF £600,000 LEASEHOLD

## MODERN DUPLEX WITH TWO BALCONIES AND SKYLINE VIEWS IN THE HEART OF BRIXTON

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### DESCRIPTION:

Set within a secure and contemporary gated development in the heart of Brixton, this beautifully presented two-bedroom duplex apartment spans the top two floors and boasts skyline views, two private balconies, and stylish interiors throughout.

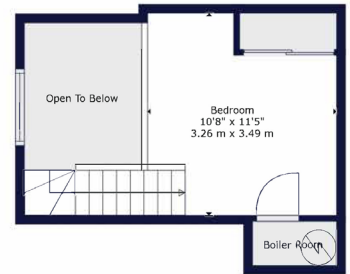
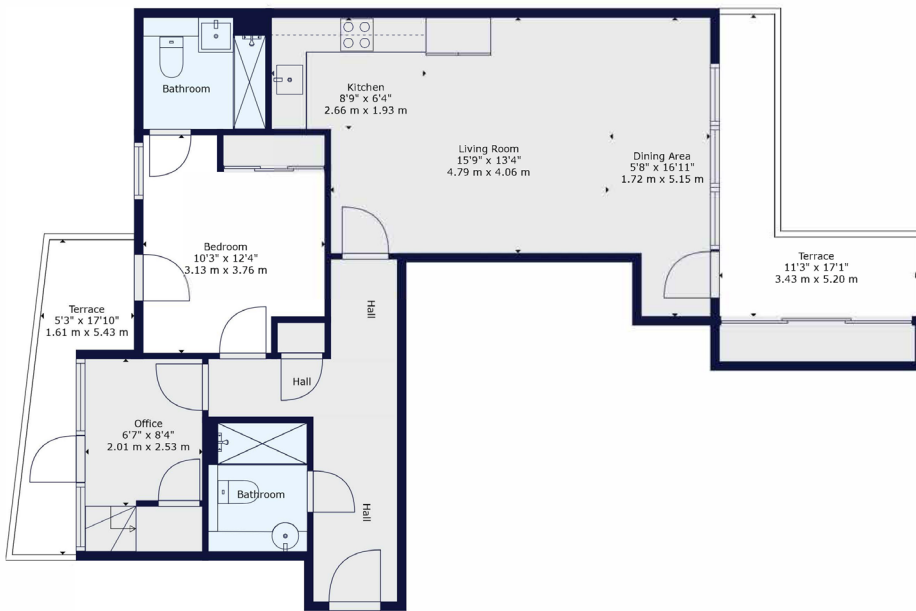
On entry, you're welcomed by a spacious open-plan reception and kitchen area, ideal for entertaining or relaxing. The contemporary kitchen is fitted with integrated appliances and offers ample workspace, while full-height glazing leads directly onto a private balcony, perfect for enjoying a morning coffee or evening drinks. Also on this level is the principal bedroom, complete with a sleek en-suite shower room and access to a large wraparound balcony which also adjoins a flexible office space — perfect for working from home or as a peaceful reading nook. A modern family bathroom completes this floor. Upstairs, the second bedroom occupies a mezzanine-style top floor — a bright and elevated space with skylights, ideal as a guest bedroom or creative retreat.

The property forms part of a high-spec development with lift access and well-maintained communal areas. You're just moments from Brixton's bustling high street, an array of popular eateries, boutique shops, the Ritzy Cinema and Brixton Village Market. Transport links are excellent, with Brixton Tube (Victoria Line), Brixton Rail, and Loughborough Junction (Thameslink) all within easy reach, ensuring swift access into Central London and beyond.









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**TOTAL: 914 sq. ft, 84.9 m2**  
**EXCLUDED AREAS: TERRACE: 156 sq. ft, 14 m2**

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Leasehold

**Term:** 142 year and 4 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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