



Evan Cook Close, London SE15 2HL



welcome to

Evan Cook Close, London

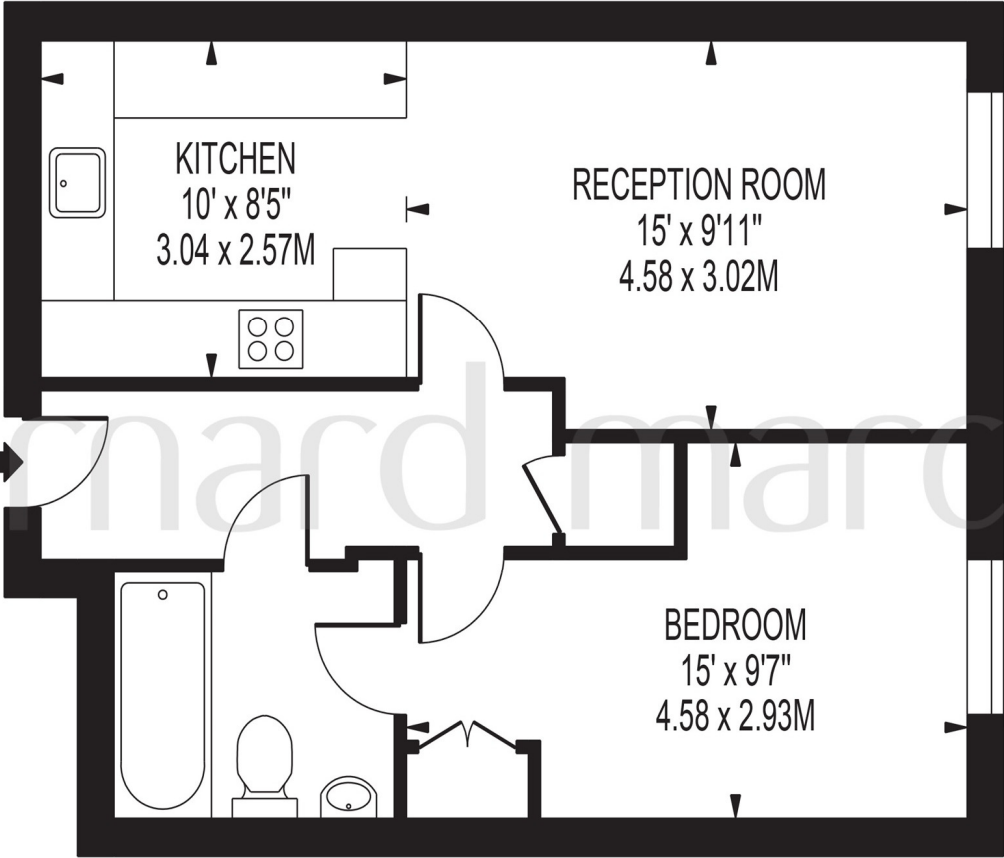
PUBLIC NOTICE:

Barnard Marcus are now in receipt of an offer for the sum of £267,500 for Flat 26, 9 Evan Cook Close. Anyone wishing to place an offer on this property should contact Barnard Marcus, 152, Rye Lane, SE15 4NB & 0207 6358641) before exchange of contracts.



EVAN COOK CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 478 SQ FT - 44.40 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Entrance Hall

Reception Room

15' x 9' 11" (4.57m x 3.02m)

Kitchen

10' x 8' 5" (3.05m x 2.57m)

Bathroom

Bedroom One

15' x 9' 7" (4.57m x 2.92m)

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Evan Cook Close, London

- ONE BEDROOM
- SECOND FLOOR APARTMENT
- IDEAL FOR FIRST TIME BUYERS & INVESTORS ALIKE
- NO ONWARD CHAIN
- GENEROUSLY SIZED THROUGHOUT

Tenure: Leasehold EPC Rating: B

£270,000



view this property online barnardmarcus.co.uk/Property/PKM102492

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
PKM102492 - 0013



barnard marcus



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