



**Cooks Road, London SE17**



**welcome to**  
**Cooks Road, London**

A rarely available three bedroom split level purpose built end terrace maisonette, arranged over the ground and first floor and available for sale in good condition throughout. The property enjoys direct access to its own private south westerly aspect rear garden, which is also only one of few to have rear access as well, and really does have the feeling of a small house. There is also a closed off private front garden meaning you can get the sun any time of day. The property also benefits from a recently acquired lease extension to 26th July 2202.

Situated on the popular Cooks Road the property is located within easy reach of Kennington, Walworth Road and Elephant and Castle which offer a variety of Bars, Shops and restaurants. The green open spaces of Kennington Park can be found within just 0.2 miles. Transport links are available close by at Kennington Tube Station (Northern Line) as well as a wide range of bus routes available that would provide access towards the city and surrounding areas.

Accommodation is approached via own front door and comprises an entrance hall with good storage, kitchen, large living room, stairs to landing, three bedrooms, bathroom, separate WC and front and rear garden.

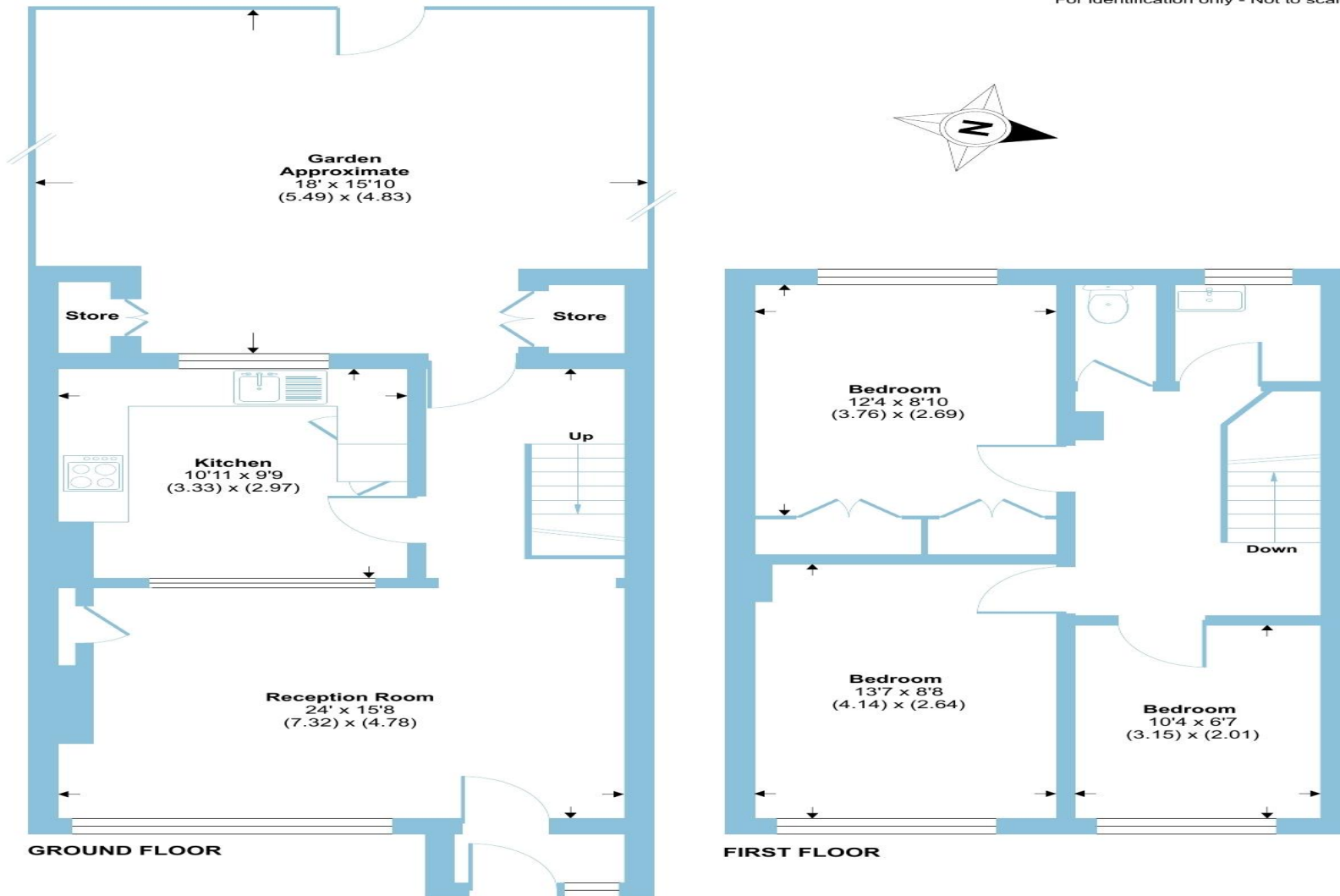
Early viewing advised as quick sale expected.



# Cooks Road, London, SE17

Approximate Area = 861 sq ft / 79.9 sq m (excludes stores)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2023. Produced for Barnard Marcus. REF: 1031294



welcome to

## Cooks Road, London

- Three Bedrooms
- End of Terrace
- Split Level
- Private Rear Garden
- Long Lease to 26/7/2202

Tenure: Leasehold EPC Rating: D

offers in excess of

**£450,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT110204](https://www.barnardmarcus.co.uk/Property/KGT110204)

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Jul 1987. 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:  
KGT110204 - 0006

 barnard marcus



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