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One Evan Cook Close, Peckham, SE15 Guide price £500,000 Leasehold

Spacious two double bedroom, two bathroom apartment close to the centre of Peckham.



Local Transport:

Queens Road

Approx. 200mtrs away
Destinations: **London Bridge, Highbury & Islington, Clapham Junction and Canada Water** (for connection to Canary Wharf).



P12, P13, 136, 171, 177, 436 & N89.

Approx. 200 metres away
Destinations: **Waterloo, Vauxhall, Victoria, Paddington, Blackfriars and Charing Cross.**

Two double bedrooms

Spacious and bright reception

Allocated parking

This modern 2 bedroom 2 bathroom apartment, with stylish interior and private balcony, is part of a small development situated just off Queen's Road Peckham and within a 10 minute walk of the centres of both increasingly fashionable Peckham, with its bars and restaurants, and Nunhead with its almshouses, pubs and independent shops gathered around Nunhead Green.

The property is situated within a 2 minute walk of Queens Road Peckham railway station, which is served by the London Overground services providing connections to Shoreditch High Street and direct trains to London Bridge plus the Jubilee line tube services to Canary Wharf. Peckham Rye railway station is roughly a 10 minute stroll or 2 minute train journey away and provides direct services into London Bridge (c. 10 mins), Victoria (c.15 mins), Blackfriars (c.16 mins), City Thameslink (c.18 mins) and King's Cross/St.Pancras (24 mins). There are also numerous bus services passing within a hundred metres or so of the property, which provide direct routes into central London and elsewhere.

You enter the building at ground floor level via secure video entryphone and take the lift or stairs to the second floor. From the lift you walk onto the landing/atrium area, planted with a range of large tropical plants, and you will find the door to the apartment on your left.

On entering the apartment you find yourself in the hallway with its wooden floor. Immediately to your left is the shower room, which has a walk-in shower cubicle, WC and handbasin.

Further down the hallway you will find the second bedroom, this is a comfortable, neutrally decorated double room with a large window and grey carpet.

Carrying on down the hallway you will find two storage cupboards on your right, one housing the Megaflo heating system and a further, double width, cupboard with shelving. Opposite these is the entrance to the bathroom, which is fitted with a white three-piece suite comprising bath with over bath shower, WC and handbasin. There is also a door from the bathroom into the master bedroom so this “Jack and Jill” arrangement means the bathroom can be used by guests and/or as an ensuite to the master bedroom.

Next to the bathroom is the spacious master bedroom, which has the benefit of a large built-in wardrobe and large window.

Returning to the hallway you will find the door to the open plan kitchen reception area in front of you. This is a lovely bright and spacious room with three large windows letting in plenty of natural light. There are also double sliding doors leading from the reception area onto the balcony, which has room for a small table and chairs.

The bright reception area has been zoned into an area for a dining table and chairs plus a seating area with freestanding storage units.

The kitchen area is fitted with a range of modern paneled wooden units with a granite effect worksurface with an additional breakfast bar. There is an integrated oven and hob, dishwasher and washing machine and space for a freestanding fridge freezer.

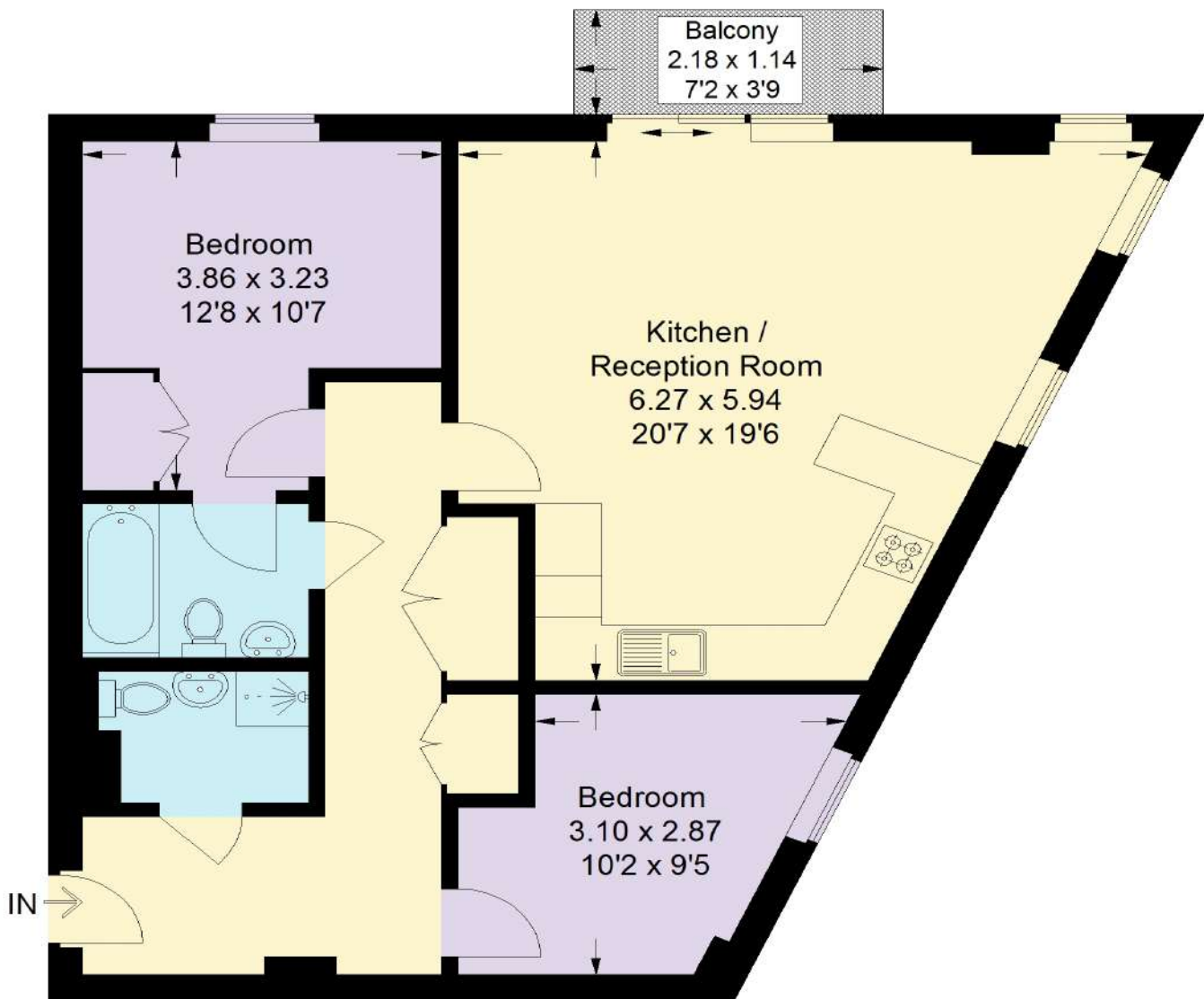


In addition to the private balcony, the development also benefits from a communal garden on the fourth floor. This is a very spacious area, which is set out with a number of seating areas and is planted with a range of grasses, shrubs and perennials. We understand from the current owner that it is a very popular location for the residents to gather to enjoy events such as London's New Year's Eve fireworks as the roof garden provides wide-ranging views of large parts of the London skyline from the West End across to Canary Wharf. In addition to this outside space the apartment also comes with the benefit of an allocated off street parking space which is included within the lease and in an area currently subject to consultation on residents' parking, is another major advantage of this property.

This apartment is one of the two largest two bedroom properties in the block and it is brilliantly located for transport and amenities. The apartment is neutrally decorated and triple glazed throughout making it very quiet despite its proximity to the hustle and bustle of Peckham. Your early viewing is recommended.

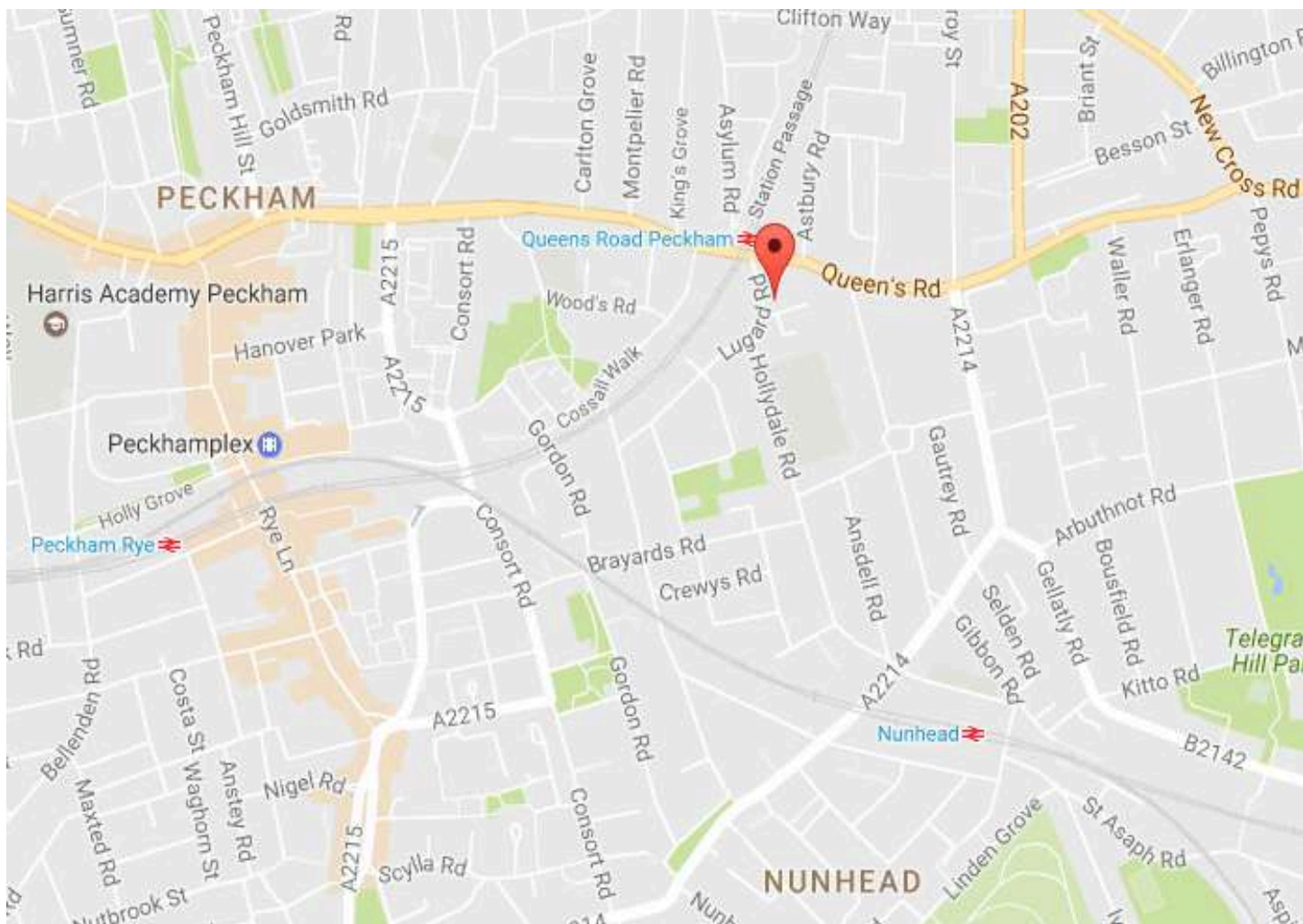
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Approximate Gross Internal Area
71.3 sq m / 767 sq ft



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1201265)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

To arrange a viewing of this property please call us on 020 7737 8047
or visit www.no-flies.co.uk for further details.

Viewing strictly by appointment only with No-Flies.