



OFFERS IN EXCESS OF

£325,000

Evan Cook Close

London, SE15 2HL

**GARETH
JAMES**

PROPERTY SUMMARY

This charming one-bedroom apartment presented in fantastic condition, is nestled in a sought-after development in Nunhead, mere moments from the excellent transport connections of Queens Road overground station. Enjoy the luxury of a sunny south-facing wrap around balcony and your own exclusive allocated parking spot.

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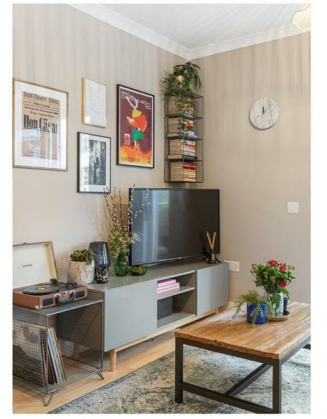
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First Floor
490 sq ft

Evan Cook Close, SE15
Approximate Gross Internal Area
45.54 SQ.M / 490 SQ.FT




Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines...

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**GARETH
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