



Flat 4, Cook Court, 85 Evelyn Street

London

OLIVER JACQUES

£375,000





## Flat 4

Cook Court, London

**\*\*SELLER EXTENDING LEASE\*\*** Located on Evelyn Street is this well proportioned, two double bedroomed apartment which offers spacious family accommodation on the second floor of a modern development. Built in 2002, Cook Court enjoys all the benefits you would expect in a property of this age, including double glazing, gas central heating, residents parking and ADT alarm system.

The property comprises entrance hall with kitchen and living space to the left hand side, bathroom at the end of the hall and both double bedrooms to the right hand side, also offering an abundance of light throughout as well as laminate wood flooring in both bedrooms.

Further benefits include being close to local amenities as well as outside spaces (Deptford Park, 0.2 miles and Southwark Park, 0.6 miles) and transport links including Surrey Quays overground station (0.5 miles) and Deptford Train Station (0.9 miles) which can get you into The City and Canary Wharf within 30 minutes.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

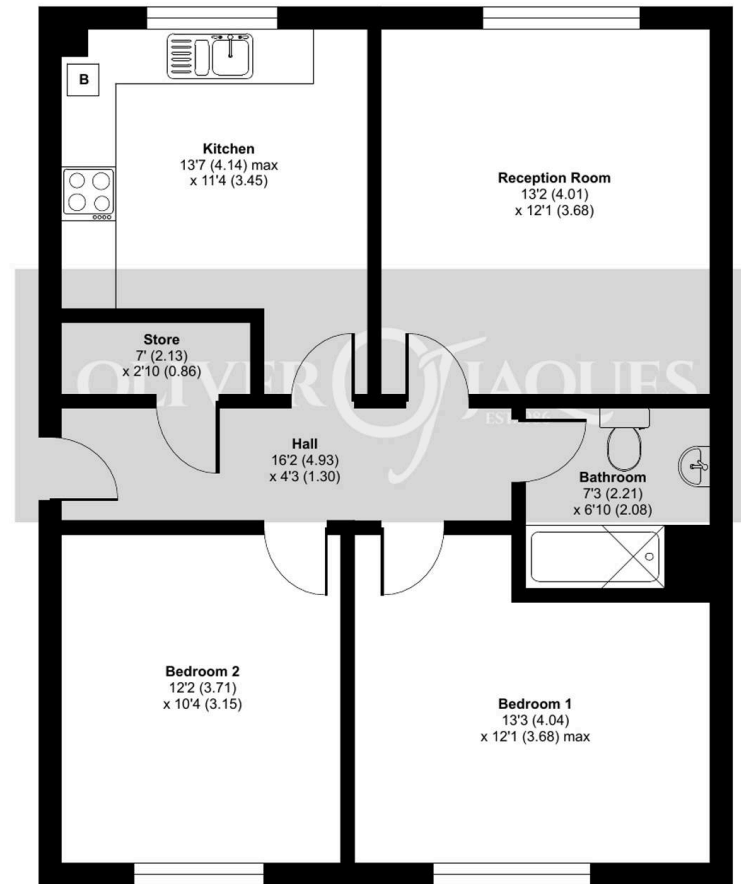
- Two Double Bedrooms
- Allocated Residents Parking
- Close to Local Amenities
- Surrey Quays Overground Station, 0.5 Miles
- Deptford Park, 0.2 Miles



# Evelyn Street, London, SE8

Approximate Area = 740 sq ft / 68.7 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheom 2025. Produced for Oliver Jaques. REF: 1371209





## Oliver Jaques

Oliver Jaques, 229-231 Lower Road - SE16 2LW

02072315050 • southeast@o-j.co.uk • o-j.co.uk/

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