



barnard marcus

**Evan Cook Close, London SE15 2HL**



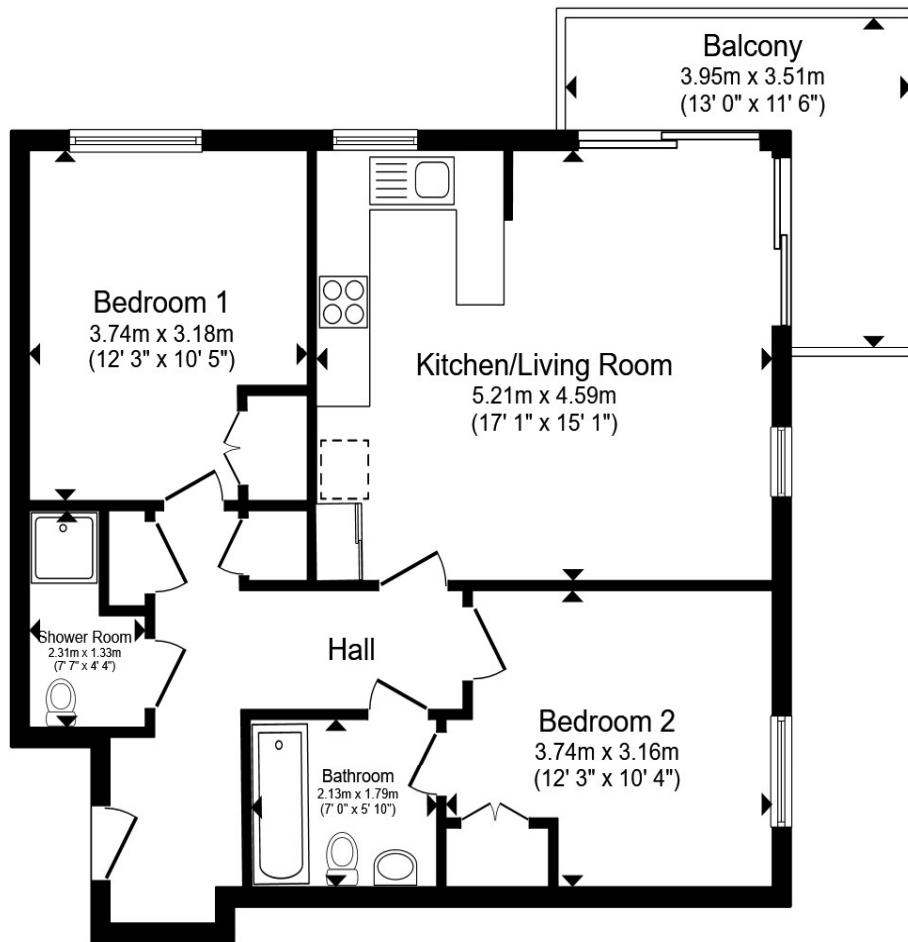
**welcome to**

**Evan Cook Close, London**

**\*\*TWO DOUBLE BEDROOM TOP FLOOR FLAT\*\***

The property briefly comprises of an entrance hall, OPEN-PLAN RECEPTION ROOM/KITCHEN, private wrap-around OPEN-AIR AND UNCOVERED BALCONY, TWO DOUBLE BEDROOMS, complete with JACK & JILL EN-SUITE and bathroom.





**Entrance Hall**

**Kitchen/Living Room**  
17' 1" x 15' 1" ( 5.21m x 4.60m )

**Balcony**

**Bedroom One**  
12' 3" x 10' 5" ( 3.73m x 3.17m )

**Shower Room**

**Bedroom Two**  
12' 3" x 10' 4" ( 3.73m x 3.15m )

**Jack & Jill Bathroom**

Total floor area 65.5 m<sup>2</sup> (705 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Evan Cook Close, London

- TWO DOUBLE BEDROOMS
- JACK & JILL EN-SUITE
- THIRD FLOOR FLAT WITH OPEN-AIR & UNCOVERED BALCONY
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL TRANSPORT AT QUEENS ROAD PECKHAM & PECKHAM RYE

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1797.36

Ground Rent: Ask Agent

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.

offers over **£450.000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/PKM103613](https://www.barnardmarcus.co.uk/Property/PKM103613)



Property Ref:  
PKM103613 - 0008

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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