



## Evan Cook Close, SE15

£450,000

A well presented two double bedroom apartment with city views situated on the third floor of a modern quiet development in Evan Cook Close SE15. The property offers balanced proportions, excellent natural light and a private uncovered balcony.

Despite being a stone's throw to shops and transport, the flat enjoys a cosy off-street setting for peaceful living. Just a 3-minute walk to Queens Road Peckham Station (Zone 2), fast trains connect you to: London Bridge 8 minutes, Canary Wharf 15 minutes, Waterloo, Clapham Junction & Charing Cross 20 minutes.

### Features

- Two Double Bedrooms
- Open Plan Living
- Two Bathrooms
- Great Transport Links
- Private Balcony
- Quiet Cul de Sac Location



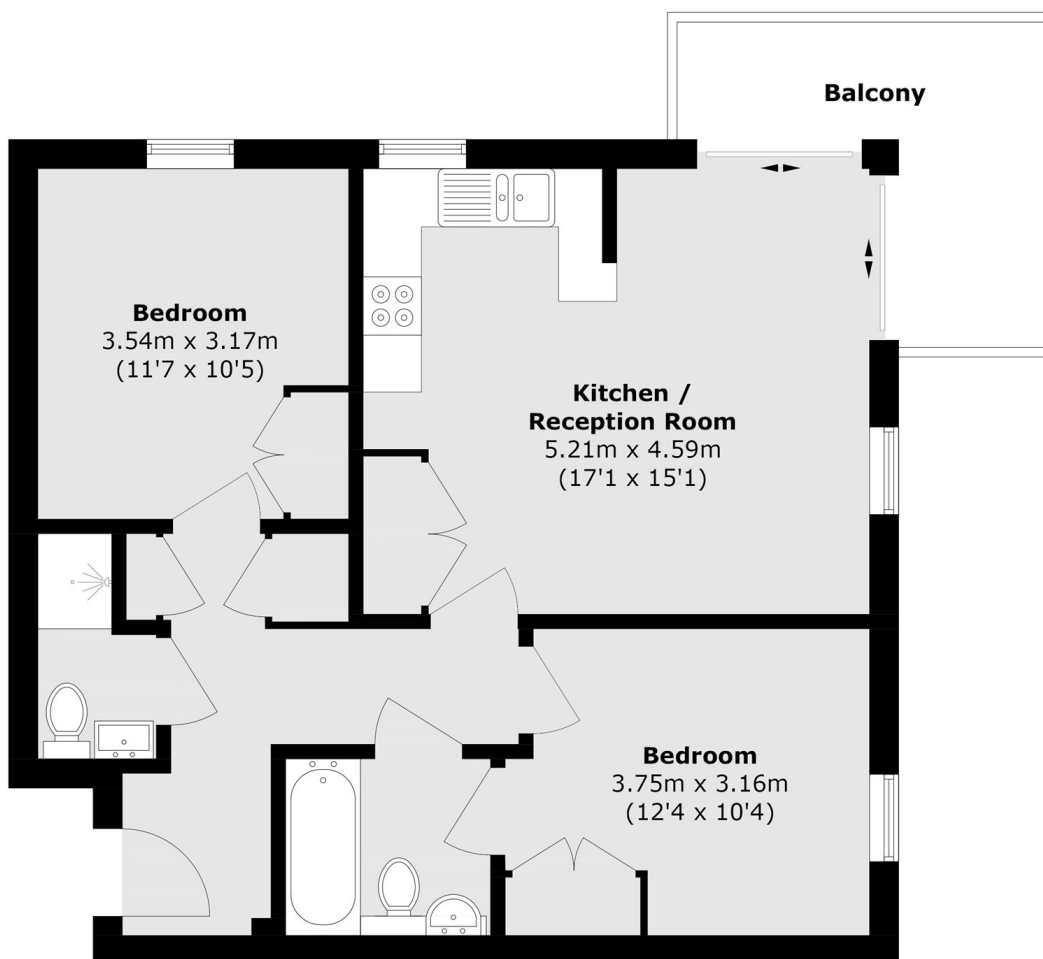
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One of the main highlights of this flat is the two spacious double bedrooms, both with built-in storage. They offer plenty of room to live comfortably and works well for sharers, a young family or anyone needing extra space to work from home. The flat also benefits from two recently refurbished bathrooms, one of which is an en suite to the main bedroom, arranged in a practical Jack-and-Jill style.

The open-plan living area feels bright and airy which makes it a pleasant space to relax. The kitchen is well laid out and benefits from a fitted breakfast bar, ideal for everyday dining. The patio doors from the living space open onto a private balcony with views from The Shard across to Canary Wharf.



# Evan Cook Close, London, SE15



Total area (approx.): 66.0 sq. m (710.4 sq. ft)  
Balcony area (approx.): 7.8 sq. m (83.9 sq. ft)