



Evan Cook Close, London SE15 2HL

welcome to

Evan Cook Close, London

****TWO BEDROOM third floor FLAT with NO ONWARD CHAIN****

The property briefly comprises of an entrance hall, OPEN-PLAN reception room, kitchen, TWO GENEROUSLY SIZED BEDROOMS & bathroom.



a well-proportioned TWO BEDROOM third floor APARTMENT marketing with NO ONWARD CHAIN ideally situated within a 'stone' throw' from QUEENS ROAD PECKHAM station which provides services into LONDON BRIDGE in UNDER 10 MINUTES!

The property briefly comprises of an entrance hall, OPEN-PLAN reception room, kitchen, TWO GENEROUSLY SIZED BEDROOMS & bathroom.

The property is surrounded by an abundance of local amenities such as independent cafes, restaurants and shops, offering a diverse range of options for dining and leisure. The flat benefits from excellent transport links with numerous bus routes passing nearby, including QUEENS ROAD PECKHAM & PECKHAM RYE STATIONS both within a 10 minute walk, providing convenient access to the rest of LONDON. The property is also within close proximity to highly-regarded schools, making it an ideal choice for local buyers!

Entrance Hall

Cloakroom

Reception Room

18' 9" x 9' 9" (5.71m x 2.97m)

Balcony

Kitchen

9' 3" x 6' 6" (2.82m x 1.98m)

Bedroom One

14' x 9' (4.27m x 2.74m)

En-Suite

Bedroom Two

12' 6" x 10' (3.81m x 3.05m)

Leasehold Information



view this property online barnardmarcus.co.uk/Property/PKM103110



welcome to

Evan Cook Close, London

- TWO BEDROOMS
- THIRD FLOOR FLAT
- IDEAL FOR FIRST TIME BUYERS & INVESTORS ALIKE
- NO ONWARD CHAIN
- POPULAR AND SOUGHT AFTER LOCATION

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PKM103110 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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