



Evan Cook Close | London, SE15 2HL



Asking Price £270,000

Leasehold

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Evan Cook Close, London

One bedroom apartment situated on the 2nd floor of a modern purpose built block, close to excellent transport links from Queens Road Peckham and the many pubs and restaurants close by.

Property Features

- CHAIN FREE
- One bedroom flat
- Open plan living
- Fully fitted kitchen and bathroom
- Double glazed
- Close to local amenities
- Walking distance to local transport and Queens Road Peckham Train/Overground Station
- Total floor area: 47m²= 506ft² (guidance only)



Interior

ENTRANCE HALL: Entrance door, laminate flooring, built in storage, double panel radiator, entry phone system, access to all rooms.

RECEPTION ROOM: 4.58m x 3.02m (15' x 9'11") Double glazed window, laminate flooring, two double panel radiators, open to kitchen.

KITCHEN: 3.04m x 2.56m (10' x 8'5") Range of wall and base units, integrated electric oven and gas hob with extractor hood over, stainless steel sink unit with mixer tap, space for free standing fridge freezer, tiled splash back and laminate flooring.

BEDROOM: 4.56m x 2.92m (15' x 9'7") Double glazed window, fully fitted carpet, double panel radiator, built in wardrobe, access to bathroom.

BATHROOM: Panel enclosed bath with shower attachment, pedestal wash hand basin, low level w.c., partly tiled walls and vinyl flooring.

Leasehold Information

Time remaining on lease: 107 years *

Service Charge: £1,676.76 per year*

Ground Rent: TBC *

(*to be verified by Vendors Solicitor)

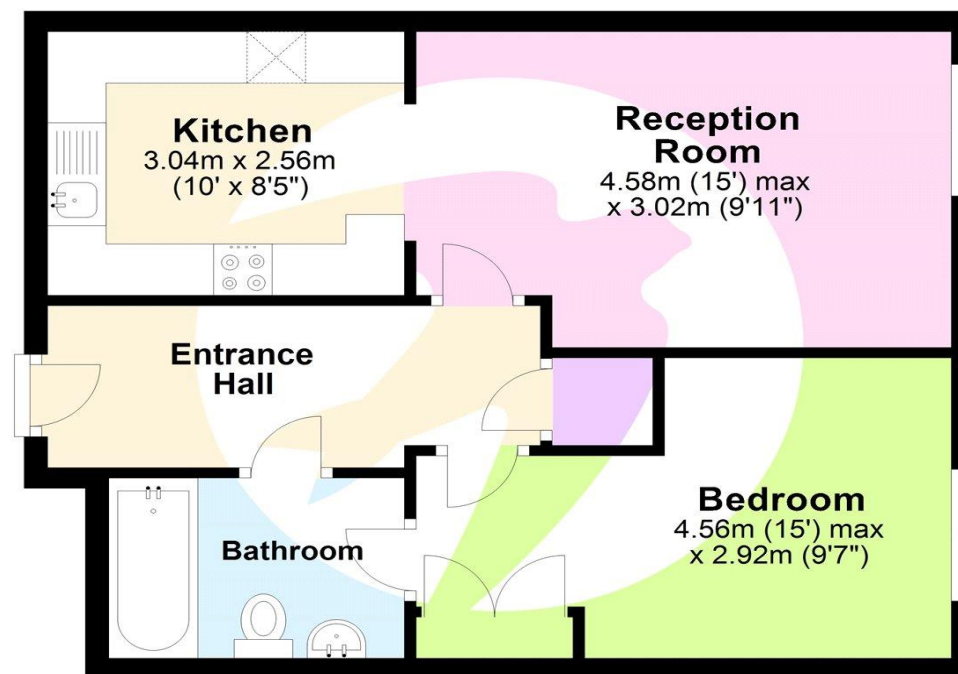
Additional Information

Local Authority: London Borough of Southwark

Council Tax: Band B (£1,316.72)

EPC Rating: B

Second Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.





Property Location

Evan Cook Close, London, SE15 2HL



*All distances from branch postcode. Train time from nearest station.

Location

Peckham is one of London's hottest neighbourhoods thanks to its urban vibe, period housing stock and growing arts scene stemming from Goldsmiths, University of London. A number of quirky shops, bars and restaurants have opened to serve the growing community of professionals, families and artists.

As much as Peckham draws in the crowds, those that need to travel are well provided for, with a quick 5 minute commute from the mainline station or London Overground to Central London.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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