



1 Evan Cook Close, London, SE15 2HH

A modern and naturally bright one-bedroom apartment located less than a 5-minute walk from Queens Road Peckham Station, offering excellent transport links including journeys to London Bridge in under 10 minutes.

The apartment boasts a spacious open-plan living room and kitchen with room to dine, leading out to a private balcony. The large double bedroom offers ample storage, complemented by a well-kept bathroom and additional hallway storage.

Perfectly positioned, the property is surrounded by a fantastic range of local amenities including bars, restaurants, cafés, and supermarkets. You're also within easy reach of the greenery of Peckham Rye Park & Common, as well as the charming Nunhead area and the beautiful Nunhead Cemetery, a popular local landmark.

- Naturally Bright, Spacious One Bedroom Apartment
- Less than 5 minutes' walk to Queens Road Peckham Station
- Under 10 minutes to London Bridge by train
- Plenty of Storage
- Close to Local Amenities
- Part Furnished
- Modern Kitchen

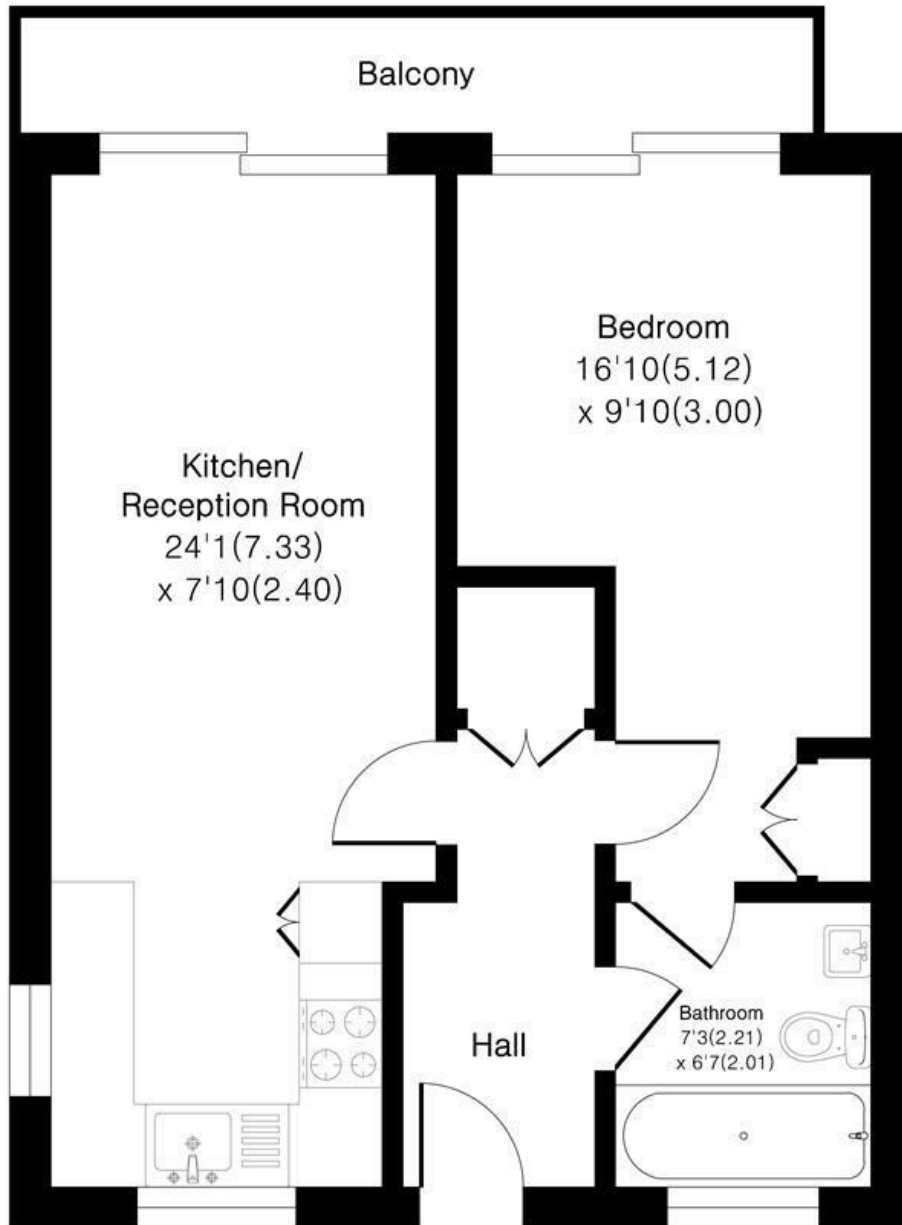
Alex & Matteo
ESTATE AGENTS

£1,700 Per month

Evan Cook Close SE15

Approximate Area = 469 sq ft / 43.5 sq m

For identification only - Not To Scale



First Floor

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Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Alex & Matteo Estate Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		