



## 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

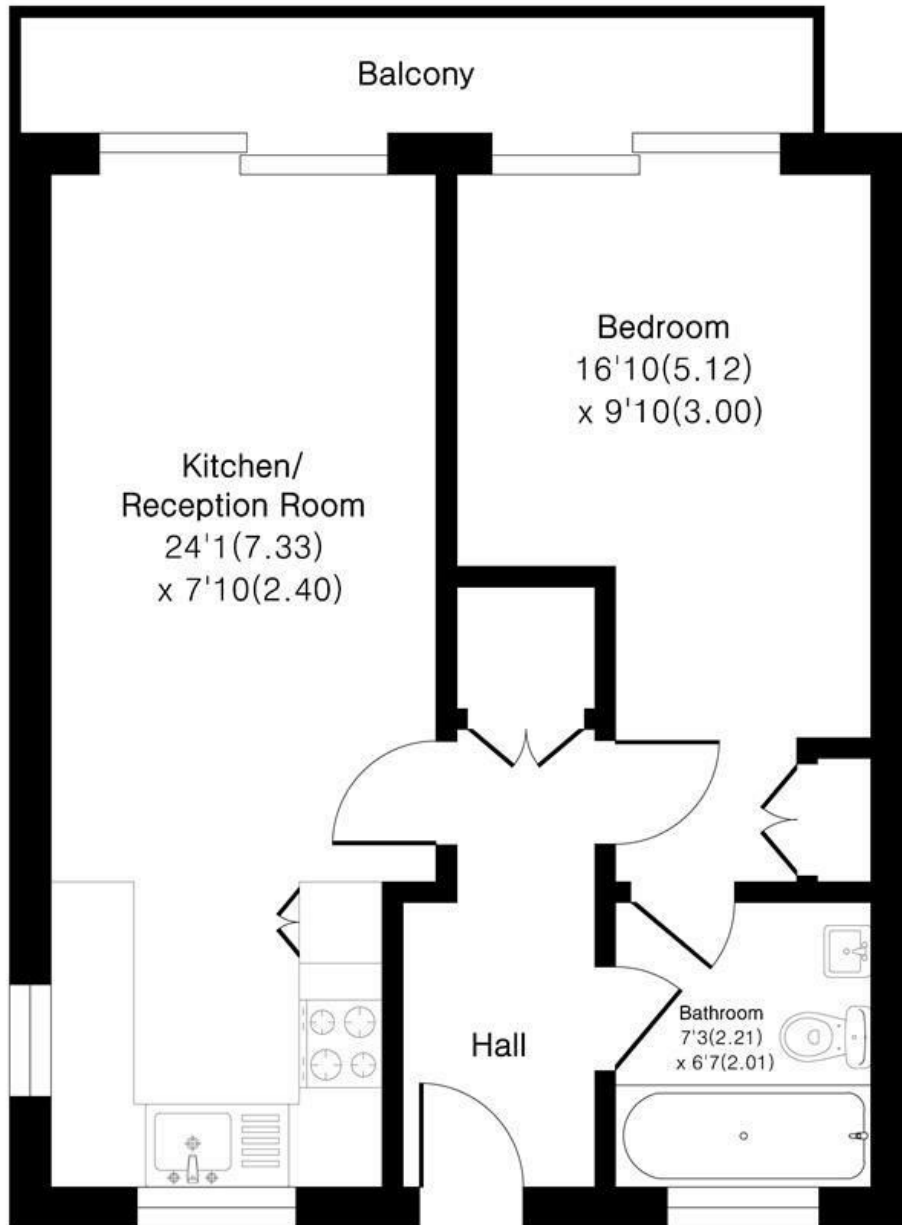
**Alex & Matteo**  
ESTATE AGENTS

**£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

**Alex & Matteo**  
ESTATE AGENTS

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	