

Cooks Road, London, SE17

£459,950 Leasehold

A fantastic opportunity to purchase a large three-bedroom maisonette with a private southwest facing garden on Cooks Road; a short walk from Kennington Park. EPC C

LOCATION

Cooks Road sits just off John Ruskin Street and Kennington Park Road, close to Camberwell New Road. The green open spaces of Kennington Park are just a stone throw away and the local area provides a selection of shops, bars and restaurants.

DESCRIPTION

Upon entering the property via the ground floor, you are welcomed by a spacious hallway that sets the tone for the rest of the home. The ground floor features a generously sized living room, comfortably accommodating a large sofa, coffee table, and additional free-standing furniture. This space also provides direct access to the south-west facing garden, ideal for enjoying natural light throughout the day.

The separate kitchen offers ample storage and plenty of worktop space, with designated areas for both a washing machine and dishwasher.

Upstairs, the first floor comprises three well-proportioned bedrooms. The two double bedrooms provide plenty of space for double beds and free-standing furniture, with one room benefitting from built-in storage. The third bedroom is a well-sized single, also offering space for additional furnishings.

The bathroom is fitted with a bath and overhead shower, WC, sink with integrated storage, and a heated towel rail.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £2,191 per annum

Ground Rent - £10 per annum

Council Tax Band - C

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating –gas central heating

Sewerage – mains connected

Broadband – ultrafast broadband

LOCAL AUTHORITY

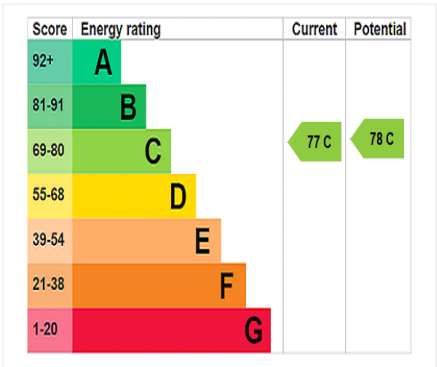
Southwark Council

TENURE

Leasehold - 125 years from 8 May 1989

DIRECTIONS

Both Oval and Kennington Underground Stations (northern Line) are approximately 0.6 miles away. The local area is also well served by a frequent bus service into the city and beyond.





COOKS ROAD SE17
3 BEDROOM HOUSE

Approximate gross floor area
884 SQ.FT / 82.1 SQ.M.



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Floorplan produced for Winkworth by Floorplanners 07801 228850

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