



Cobden Walk, SE15 | Offers In Excess Of £525,000

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# In General

- 958 sq ft of internal space
- Bright modern living space
- Lift access
- Gated underground parking
- Two double bedrooms
- Private west facing balcony
- Well maintained communal gardens
- Excellent transport links

# In Detail

A stylish two-bedroom apartment with private balcony for sale in the Heart of Peckham.

Located within the sought-after Leonard Court development, this superb two-bedroom apartment offers over 958 sq. ft. of bright, modern living space, finished to a high standard throughout. Completed in late 2020 by a trusted developer, the building combines contemporary design with practical features, including lift access and secure entry.

Positioned on the third floor, the apartment boasts a spacious open-plan kitchen and reception area that opens onto a private west-facing balcony. Two generous double bedrooms offer excellent comfort, complemented by two large storage cupboards for added convenience. The property also benefits from access to attractive communal gardens.

Ideally situated just 0.2 miles from Queens Road Peckham Station, with fast Overground and National Rail connections to London Bridge, Shoreditch, and Clapham Junction, as well as a wide selection of local cafés, restaurants, and shops in Peckham and New Cross.

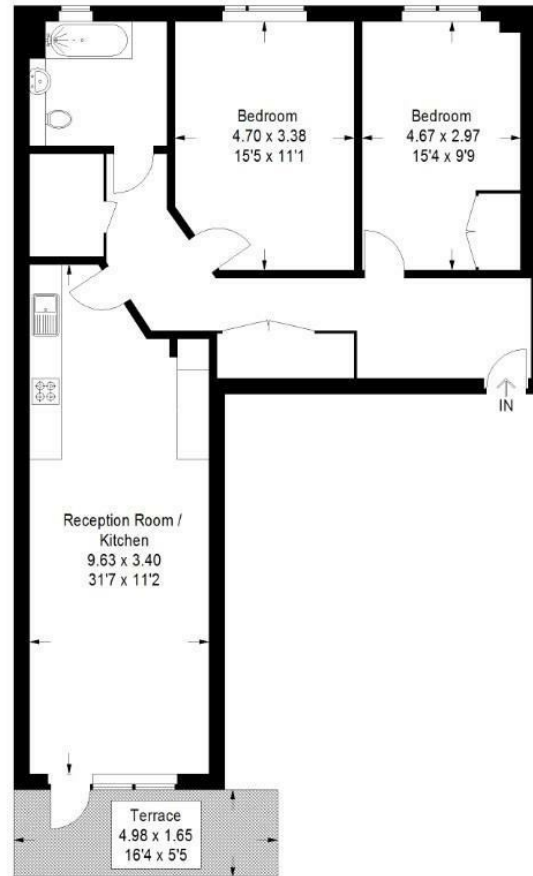
EPC: B | Council Tax Band: D | Lease: 120 years remaining | SC: £3,241.59 pa | GR: £300 pa | BI: Incl. in SC



# Floorplan

## Leonard Court, SE15

Approximate Gross Internal Area  
89.0 sq m / 958 sq ft



### Third Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B		86	86
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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