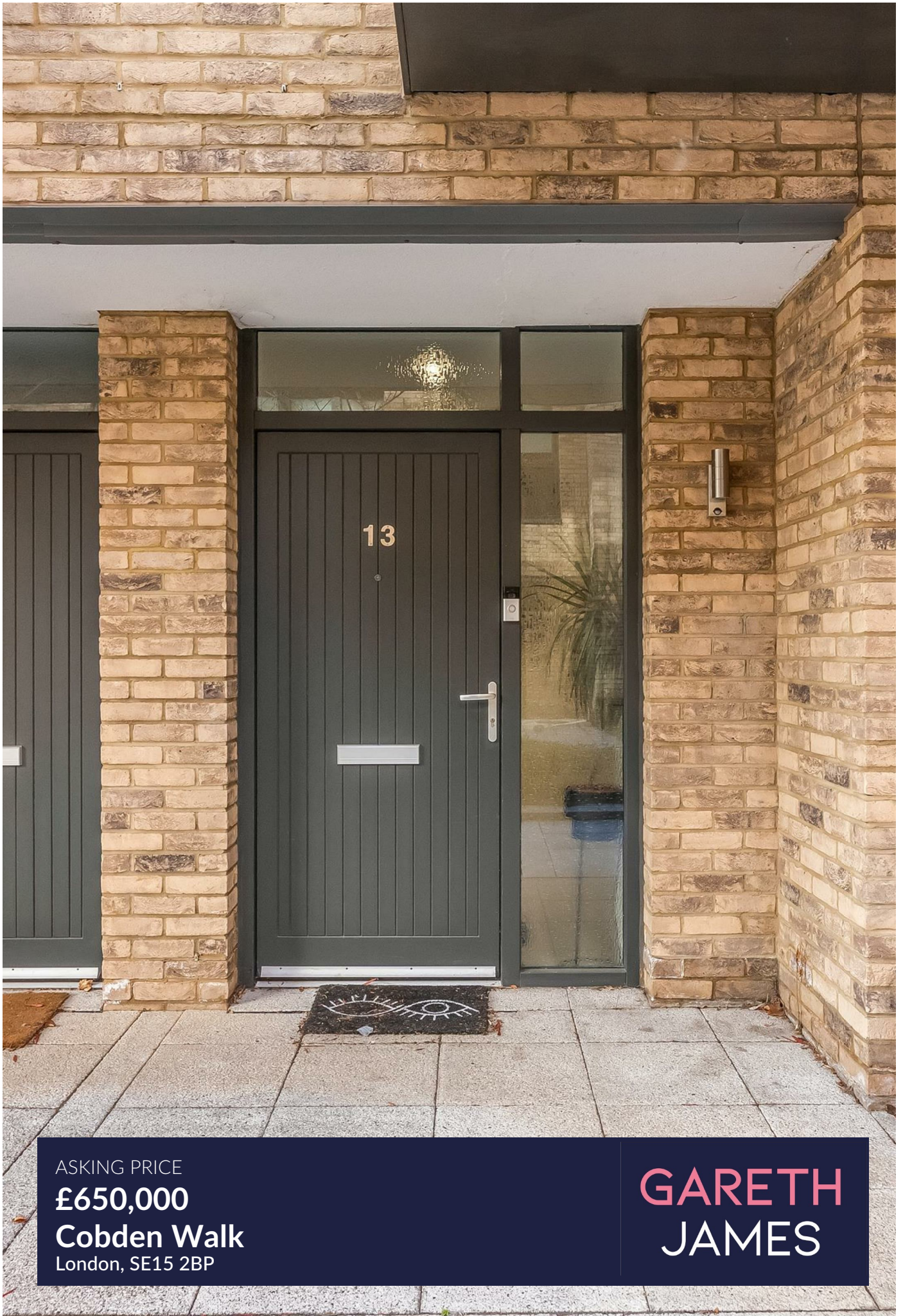




ASKING PRICE

£650,000

Cobden Walk

London, SE15 2BP

GARETH
JAMES

PROPERTY SUMMARY

The accommodation comprises three well-proportioned bedrooms, a spacious reception room with direct access to a private balcony, a modern fitted kitchen with a range of integrated and freestanding appliances, two bathrooms/WCs, and a welcoming entrance hallway with useful storage. Situated on the first floor of Leonard Court, the property extends to approximately 1,284 sq ft.

3



2



1

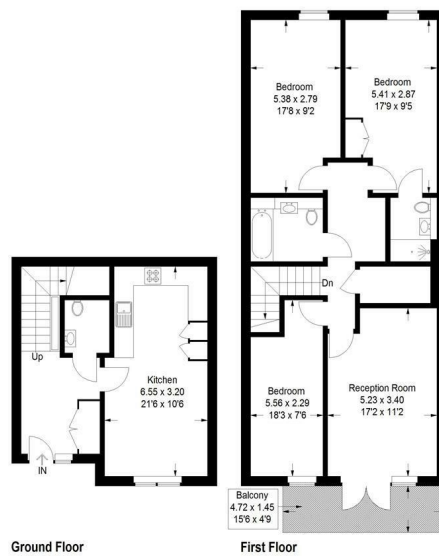






Leonard Court, SE15

Approximate Gross Internal Area
119.3 sq m / 1284 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1336674)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) 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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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