

# 10 Neap Court, 32 Navigation Road, London, E3 3TP

2-bedroom resale flat

£425,000

**Property overview** This 2-bedroom, second floor apartment boast two great sized bedrooms, an open kitchen/living area, one bathroom, and a private balcony with canal views. Neap Court is situated just half-a-mile from Bromley by Bow Underground Station, connecting residents to London Blackfriars in just 19 minutes via the District Line, and London Paddington in just 34 minutes via the Hammersmith & City Line.



## Specification

- 250 year lease
- Council Tax Band D
- Contemporary white gloss kitchen with laminate worktop and black glass splashback
- Zanussi integrated appliances to kitchen
- Full height ceramic floor and wall tiles in bathroom
- Kaldewei steel enamel ergonomic eco bath
- Bristan Orta chrome mixer taps
- Large mirror with demisting feature above basin
- Chrome heated towel rail
- Krono Original Vario Oak Riviera laminate flooring in the living, dining, kitchen and hall areas
- Interior and exterior flush doors in white satin with polished stainless steel handles
- Centrally provided heating and hot water

## Features include:



2 bedroom flat



Superb specification



9 minutes' walk from Bromley by Bow Underground Station

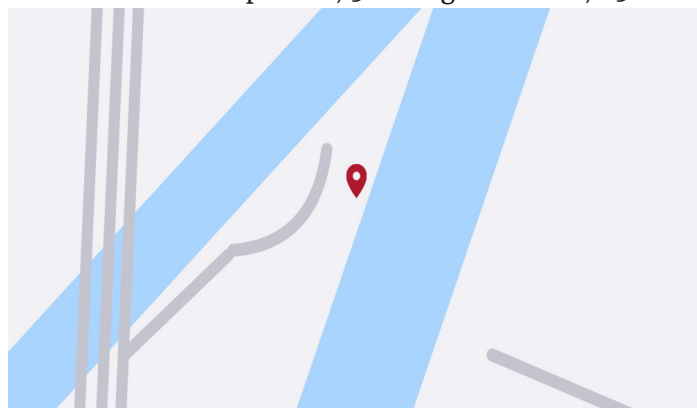


Located in Tower Hamlets



Kitchen with integrated appliances

## Location 10 Neap Court, 32 Navigation Road, E3



**Call:** 020 7539 3745 **Email:** [peabody@redloft.co.uk](mailto:peabody@redloft.co.uk)

**Visit:** [redloftproperty.co.uk/peabody/neap-court](https://redloftproperty.co.uk/peabody/neap-court)

Disclaimer: We have made every effort to accurately describe the property in this brochure. However, prospective buyers should treat these details as a general guide, not as definitive representations or facts. Properties sold as seen.

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SELLING

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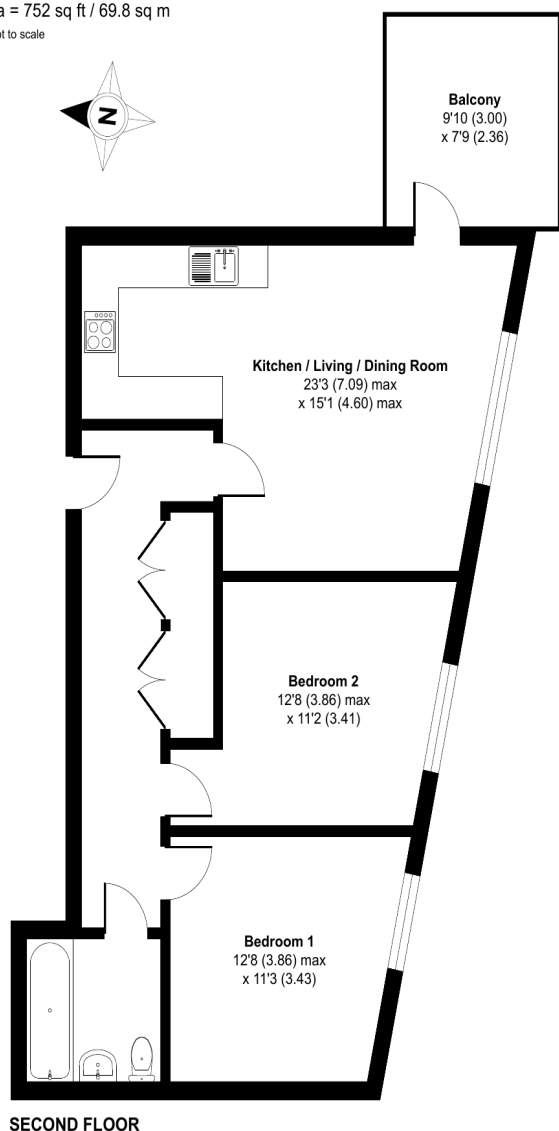
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## Floor Plan

### Navigation Road, London, E3

Approximate Area = 752 sq ft / 69.8 sq m

For identification only - Not to scale

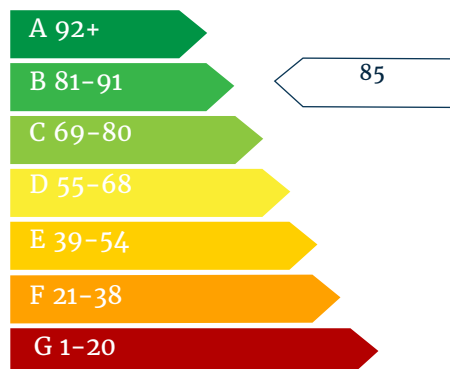


### 2 bedroom flat

Kitchen/Living Room	4.5m x 4.6m	14'7" x 15'1"
Bedroom 1	4.6m x 3.3m	15'1" x 10'8"
Bedroom 2	3.8m x 3.4m	12'4" x 11'1"
Bathroom	2.1m x 1.9m	6'8" x 6'2"

Total Gross Internal	67 m <sup>2</sup> / 752 ft <sup>2</sup>
Balcony	7.2 m <sup>2</sup> / 23'6 ft <sup>2</sup>

### Energy Performance Certificate



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