



## **Nougat Court, Taylor Place, London, E3 2FX**

**£650,000**

A STUNNING 2 BEDROOM 2 BATHROOM 'SUB PENTHOUSE' APARTMENT FOR SALE SET OVER 1,370 SQUARE FEET PLUS AN EAST FACING PRIVATE ROOF TERRACE.

This Incredibly spacious & bright apartment comprises an entrance hall leading to a stunning open plan living room with floor to ceiling windows dressed with electrically operated blinds, bespoke designer fitted kitchen, fantastic East facing private wooden decked terrace, two over sized double bedrooms with walk in wardrobes, air conditioning to all rooms and 2 luxury bathroom suites.

Short walk to tube & DLR stations.

Chain free. EWS1 compliant.

Service charge £2500 per annum

Ground rent £200 per annum

Lease: 114 years remaining

\*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- SUB PENTHOUSE APARTMENT
- WALK IN WARDROBES
- PRIVATE EAST FACING TERRACE
- WALK TO TUBE & DLR STATIONS
- 2 OVER SIZED BEDROOMS
- EWS1 COMPLIANT
- BESPOKE FITTED KITCHEN
- 2 BEAUTIFUL BATHROOM SUITES
- FLOOR TO CEILING WINDOWS
- SET OVER 1,370 SQ FEET

## Nougat Court, Taylor Place, London, E3 2FX



RECEPTION ROOM



BEDROOM



KITCHEN DINER



EN SUITE SHOWER ROOM



PRIVATE ROOF TERRACE



BEDROOM



## Nougat Court, Taylor Place, London, E3 2FX



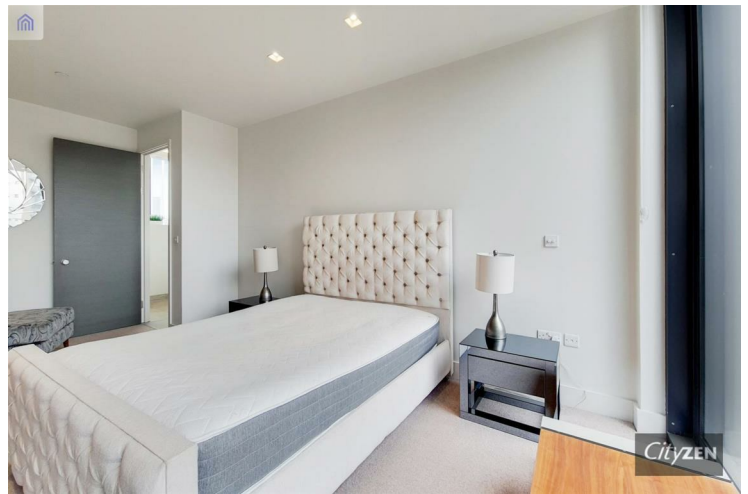
BATHROOM



RECEPTION ROOM



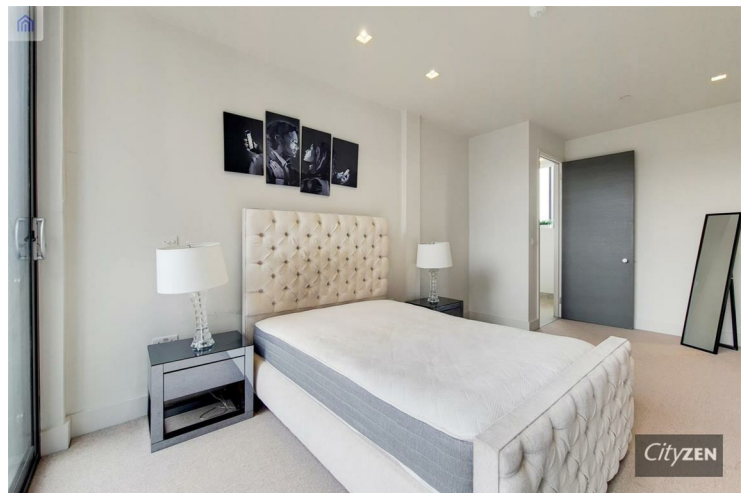
KITCHEN



BEDROOM

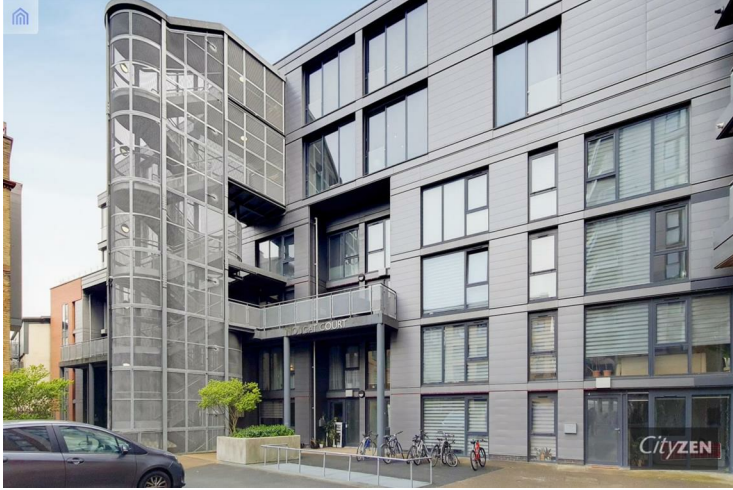


RECEPTION ROOM



BEDROOM

## Nougat Court, Taylor Place, London, E3 2FX



NOUGAT COURT



GROSS INTERNAL AREA (GIA)  
The floorplan of this property  
127.41 sqm / 1371.43 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes balconies, restricted head height  
121.79 sqm / 1310.94 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
17.48 sqm / 188.15 sqft

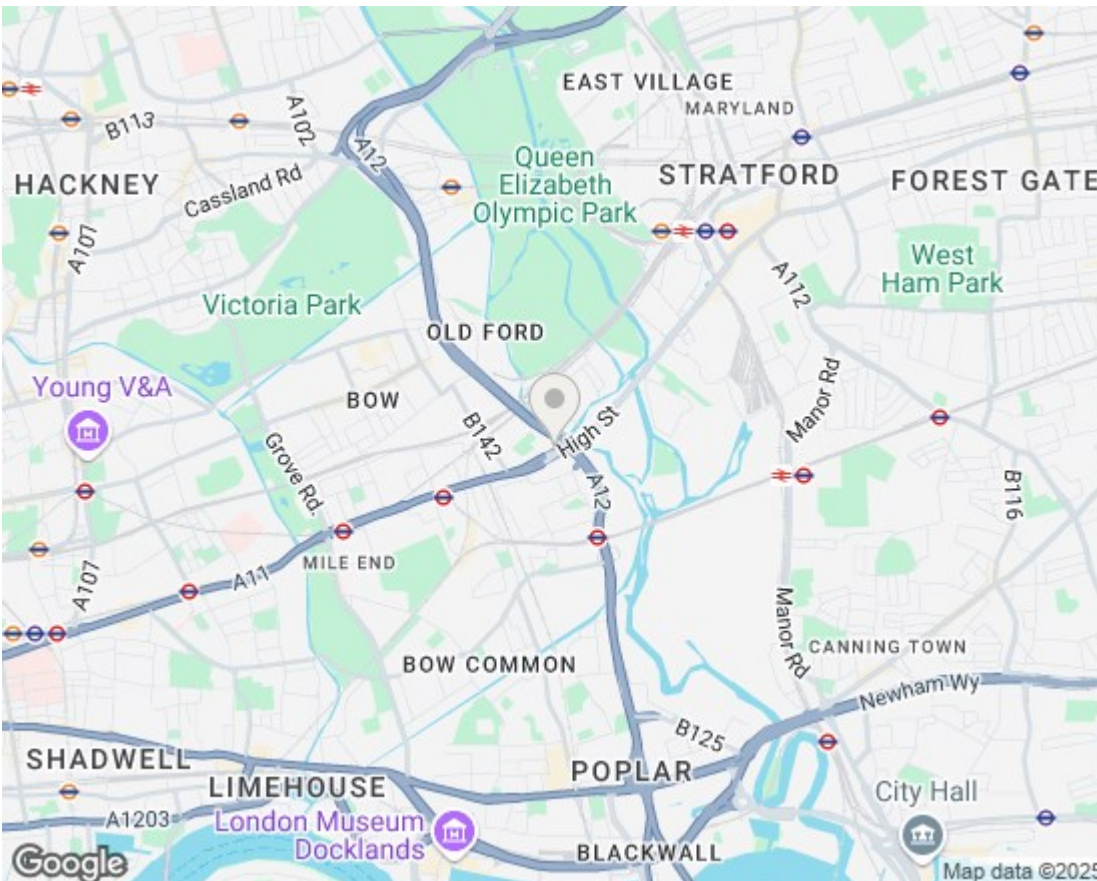
RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPWS 3B RESIDENTIAL 145.18 sqm / 1562.70 sqft  
IPWS 3C RESIDENTIAL 135.92 sqm / 1506.09 sqft

urc id 624faddeaz5640dc3ede563



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.