



Nougat Court, Taylor Place, London, E3 2FX

£650,000

STUNNING & INCREDIBLY LARGE 'SUB PENTHOUSE' APARTMENT FOR SALE.

Incredibly spacious & bright entrance hall leading to a stunning open plan living room with floor to ceiling windows dressed with electric operated blinds, bespoke designer fitted kitchen, fantastic private wooden decked terrace, 2 fabulous over sized bedrooms, walk in wardrobes, air conditioning to all rooms and luxurious beautiful 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
- INTERIOR DESIGNER FURNITURE
- 2 OVER SIZED BEDROOMS
- STUNNING TERRACE
- BESPOKE FITTED KITCHEN
- 2 BEAUTIFUL BATHROOM SUITES
- FLOOR TO CEILING WINDOWS
- WALK TO TUBE & DLR STATIONS

Nougat Court, Taylor Place, London, E3 2FX



NOUGAT COURT



TERRACE



RECEPTION ROOM



BEDROOM



KITCHEN



EN SUITE SHOWER ROOM

Nougat Court, Taylor Place, London, E3 2FX



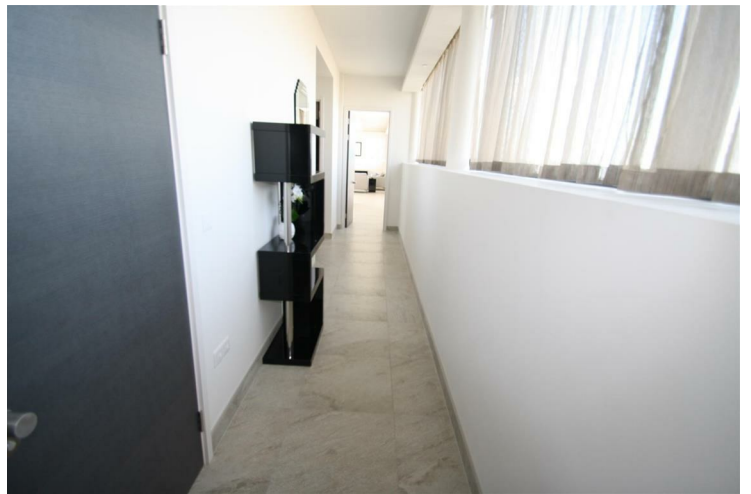
BEDROOM



TERRACE



EN SUITE BATHROOM



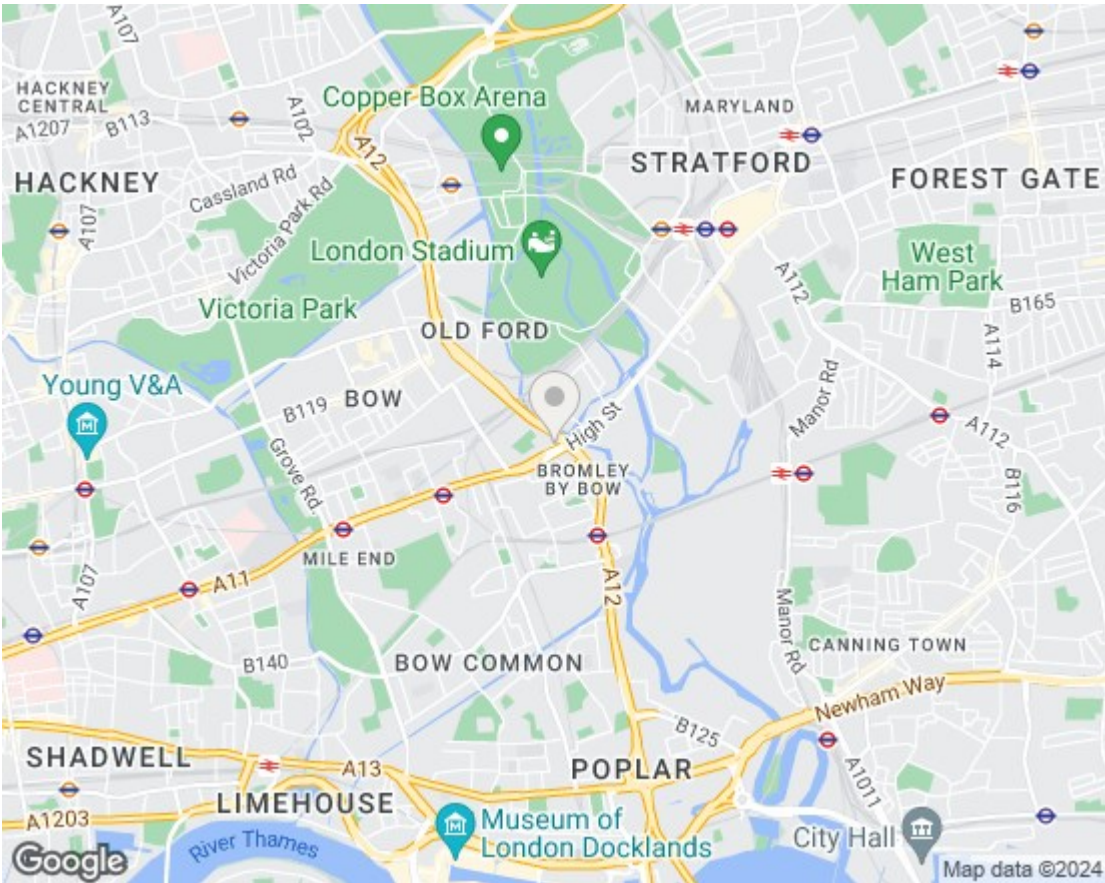
HALLWAY



RECEPTION ROOM



KITCHEN



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 85 | 85 |
| (81-91) B | | | |
| (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 ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ 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.