



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

**£750 Per Week**

A STUNNING & INCREDIBLY LARGE DUPLEX 'PENTHOUSE APARTMENT' FOR RENT.

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, glass staircase leading up to a fantastic study room leading out to a breathtaking private roof garden, 2 fabulous over sized bedrooms, walk in wardrobes, air conditioning to all rooms and 2 luxurious beautiful bathroom suites.

Comes furnished.

Short walk to tube & DLR.

Available from now.

- PENTHOUSE APARTMENT
- WALK IN WARDROBES
- INTERIOR DESIGNER FURNITURE
- 2 OVER SIZED BEDROOMS
- PRIVATE ROOF GARDEN
- BESPOKE FITTED KITCHEN
- 2 BEAUTIFUL BATHROOM SUITES
- DUPLEX
- WALK TO TUBE & DLR STATIONS

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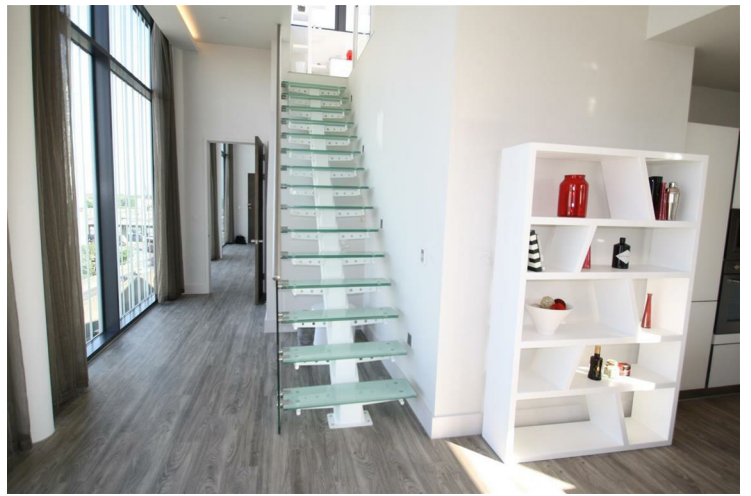
HALLWAY



KITCHEN



RECEPTION ROOM



GLASS STAIR CASE



RECEPTION ROOM



KITCHEN



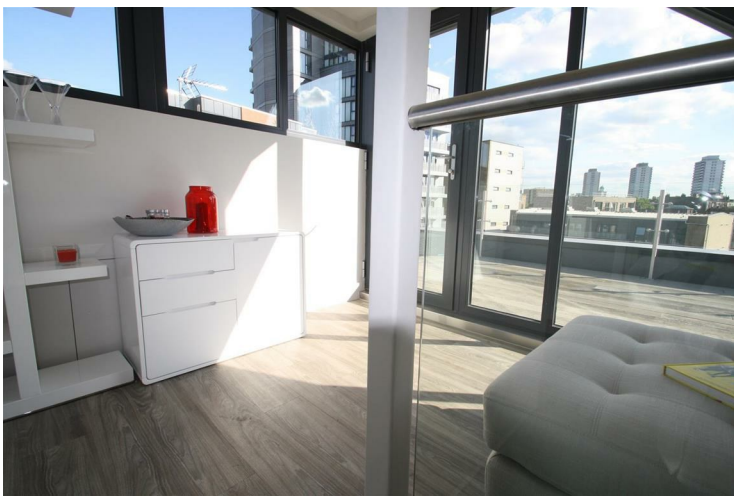
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RECEPTION ROOM



ROOF TERRACE



STUDY



ROOF TERRACE



STUDY



ROOF TERRACE



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



BEDROOM



BEDROOM



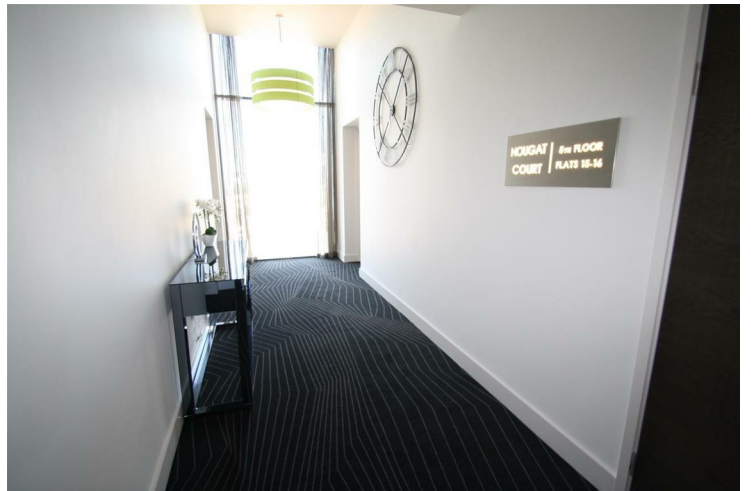
EN SUITE SHOWER ROOM



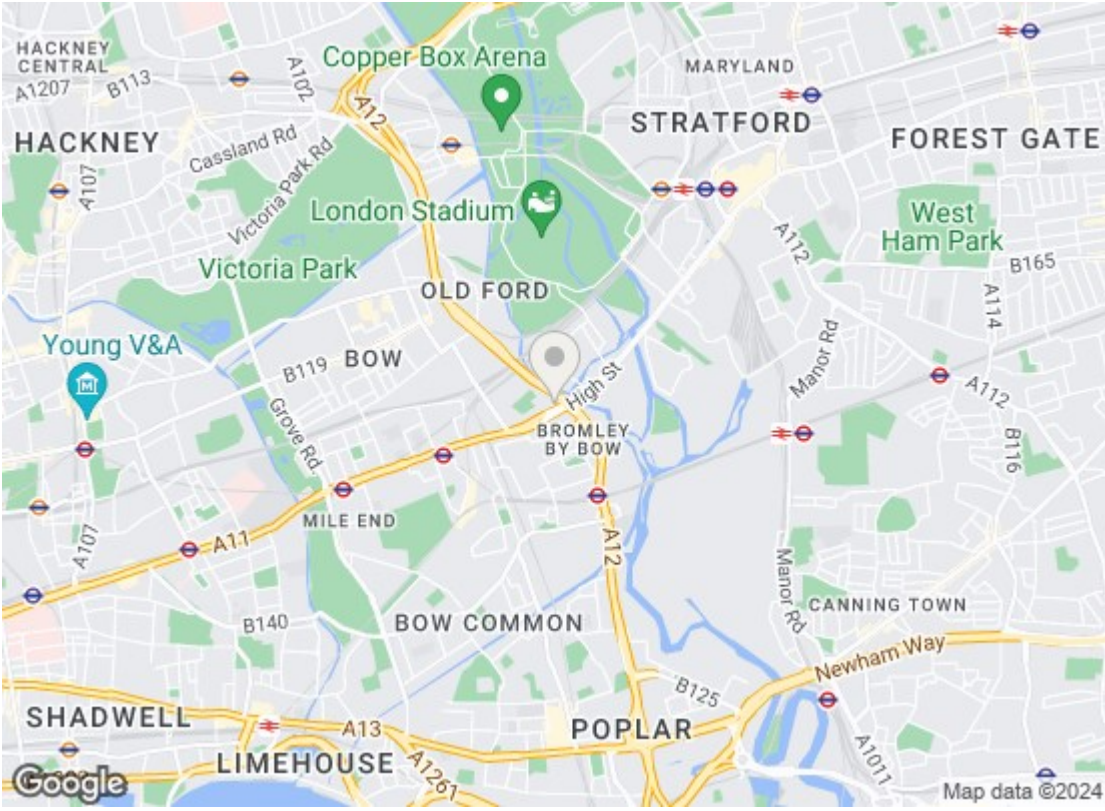
EN SUITE BATHROOM



WALK IN WARDROBE



COMMUNAL ENTRANCE HALL



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	78
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.