



## FONDANT COURT, 2 TAYLOR PLACE E3

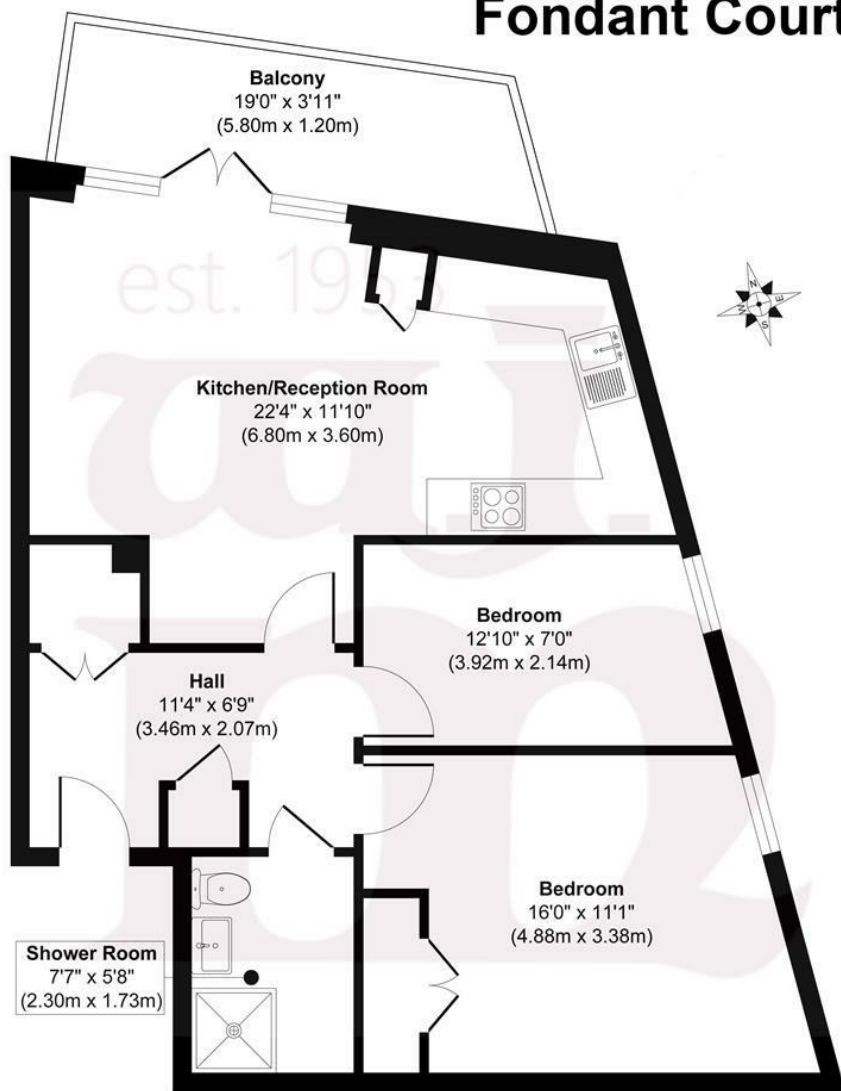
£375,000 LEASEHOLD

- Chain free
- Concierge service
- Excellent transport links
- Secure underground parking
- Views across East London & The City
- Close to Queen Elizabeth Olympic Park & Victoria Park

wj.  
meade



# Fondant Court



**Approx. Gross Internal Floor Area 654 sq. ft / 60.79 sq. m (Excluding Balcony)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



WJ Meade are delighted to offer for sale this two bedroom apartment situated on the 11th floor of a gated modern development. Arranged over 654 sq ft, with an open plan kitchen to reception leading to a large balcony with far reaching views across East London and The City. There is also a stylish bathroom suite with upgraded shower pod and in-built storage.

All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor. Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through W.J. Meade Estate Agents. All subject to contract and to being unsold.

Service charge £2,564.69

Ground rent £0

Reserve fund £498.69

Lease- TBC

Council tax band D

Current EPC Rating 82

Tenure: Leasehold

