



# Fondant Court, Taylor Place, London

Guide Price £300,000 Leasehold





## Fondant Court, Taylor Place, London, E3

Approximate Area = 489 sq ft / 45.4 sq m  
For identification only - Not to scale



## Fondant Court, Taylor Place, London

\*\* Guide Price £300,000 - £320,000 \*\*

Oliver Jaques presents a bright and modern one-bedroom apartment situated on the third floor of Fondant Court. This apartment benefits from being in a gated development and has a concierge at the building entrance. Complete to a high standard, this apartment offers a well proportioned, open-plan living room / kitchen with dual aspect, floor to ceiling windows that flood the space with natural light. There is a private and spacious balcony overlooking the courtyard, double bedroom and a large, contemporary bathroom. There is plenty of built-in storage in the hallway and bedroom.

Fondant Court's prime location puts you within a short walk to various public transport options with easy access to Westfields or the city as well as close proximity to Queen Mary and University of East London. The surrounding area includes various green spaces such as Grove Park, Victoria Park and Queen Elizabeth Olympic Park.

- Floor to Ceiling Windows
- Ample Storage
- Balcony
- Close to DLR, Hammersmith & City and District Lines
- Gated Development with Concierge
- Lift Access
- EWS1 Compliant
- Gigabit Broadband
- Bike Racks
- Late opening local Tesco and on-site corner shop

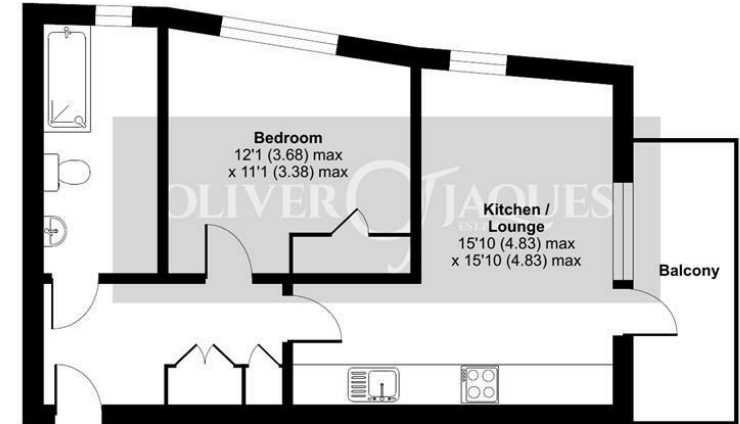
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THIRD FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Oliver Jaques. REF: 1123770

**Tenure:** Leasehold

**Ground Rent:** £250.00

**Service Charge:** £3,644.17

**Lease Expires:** 2140

**Shared Ownership:** No

**Council Tax Band:** Tower Hamlets (Band C)

£1,489.34