



Fondant Court, Bow, E3
London

Offers Over £325,000



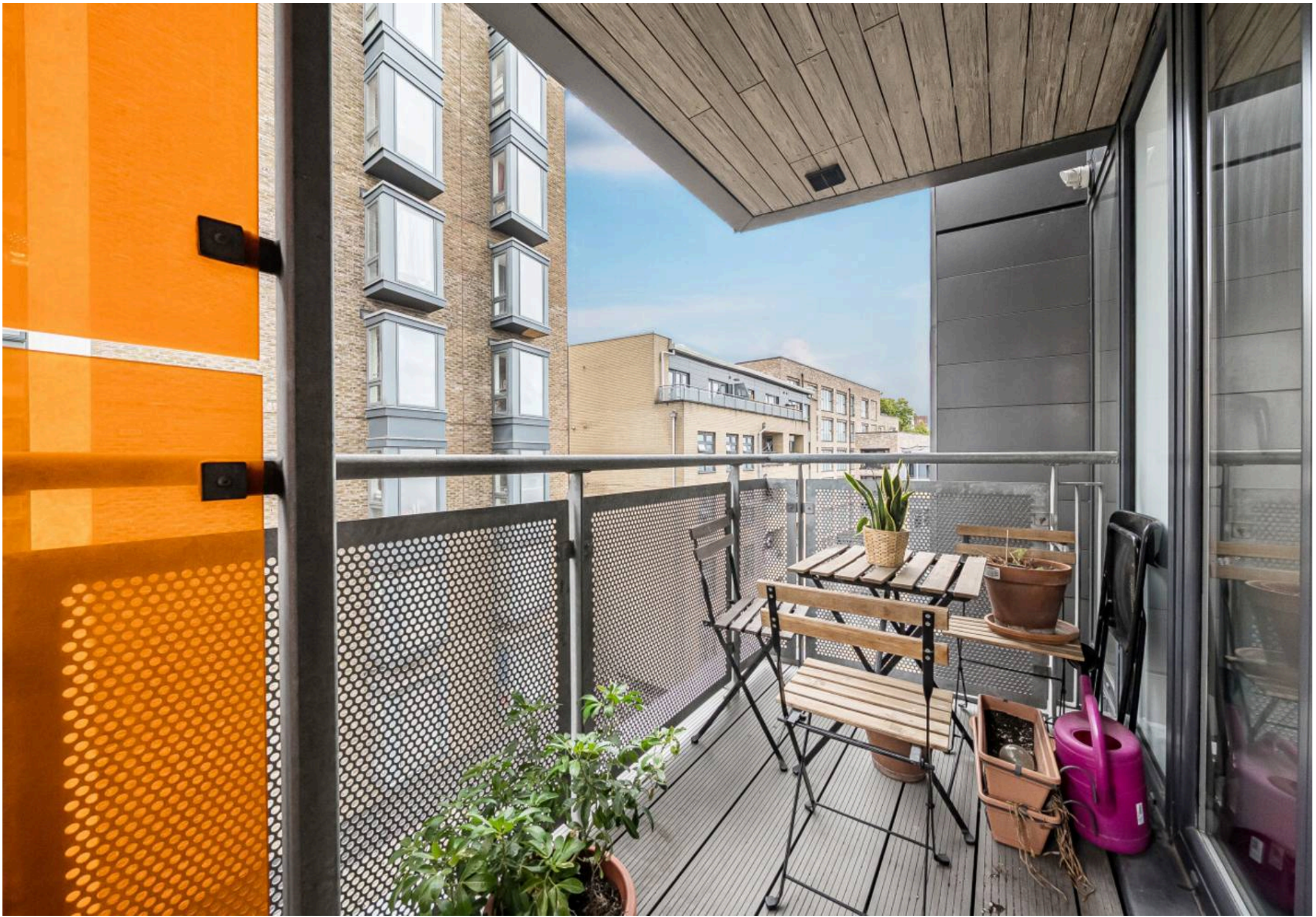
Flat 16

Fondant Court, London

Modern two bedroom apartment on fourth floor with open-plan living, floor-to-ceiling windows, 24 hour concierge, lift, EWS1 compliant, near Bow Road Station and Bow Church DLR.

- Two Bedrooms
- 4th Floor Apartment
- Private Balcony
- EWS1 Compliant
- Close To Bow Road Station & Bow Church DLR
- Concierge Service
- Lift Access To All Levels / Bicycle Storage
- Open Plan Concept Living





Guide Price - £325,000 to £350,000

This beautifully presented two bedroom apartment is situated on the fourth floor of a Fondant Court, Taylor Place, ideally located close to Bow Road Station and Bow Church DLR for excellent transport links. The property offers a spacious and contemporary living area, complemented by floor-to-ceiling windows that create a bright and inviting atmosphere throughout. The open-plan kitchen features integrated appliances and stylish finishes, seamlessly connecting to the generous lounge and dining space. Both bedrooms are well-proportioned, with the principal bedroom benefiting from built-in wardrobes, while the second bedroom offers flexibility as a guest room or home office. The sleek family bathroom is finished to a high standard with quality fixtures and fittings. Residents enjoy the convenience of a 24 hour concierge service and secure lift access within the development. The apartment is EWS1 compliant, providing additional peace of mind for buyers. With its combination of modern design, excellent amenities, and a prime location, this property presents an ideal opportunity for first-time buyers, professionals, or investors seeking a well-connected home in East London. Early viewing is highly recommended to appreciate the quality and lifestyle on offer.

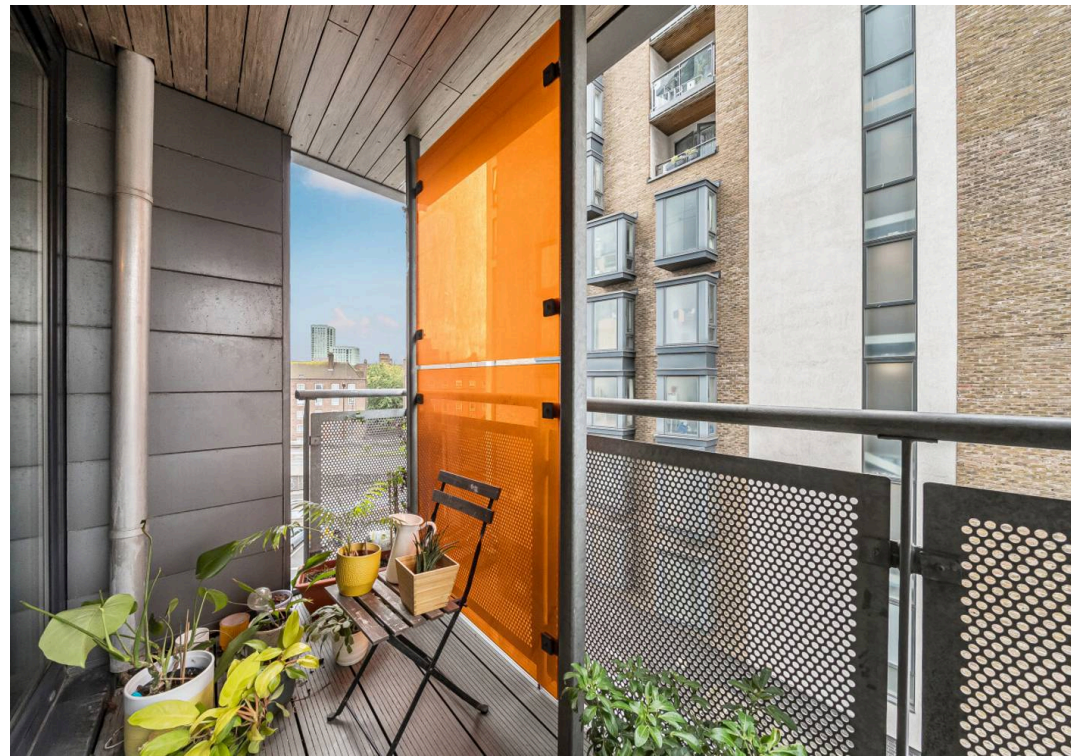
Council Tax band: D

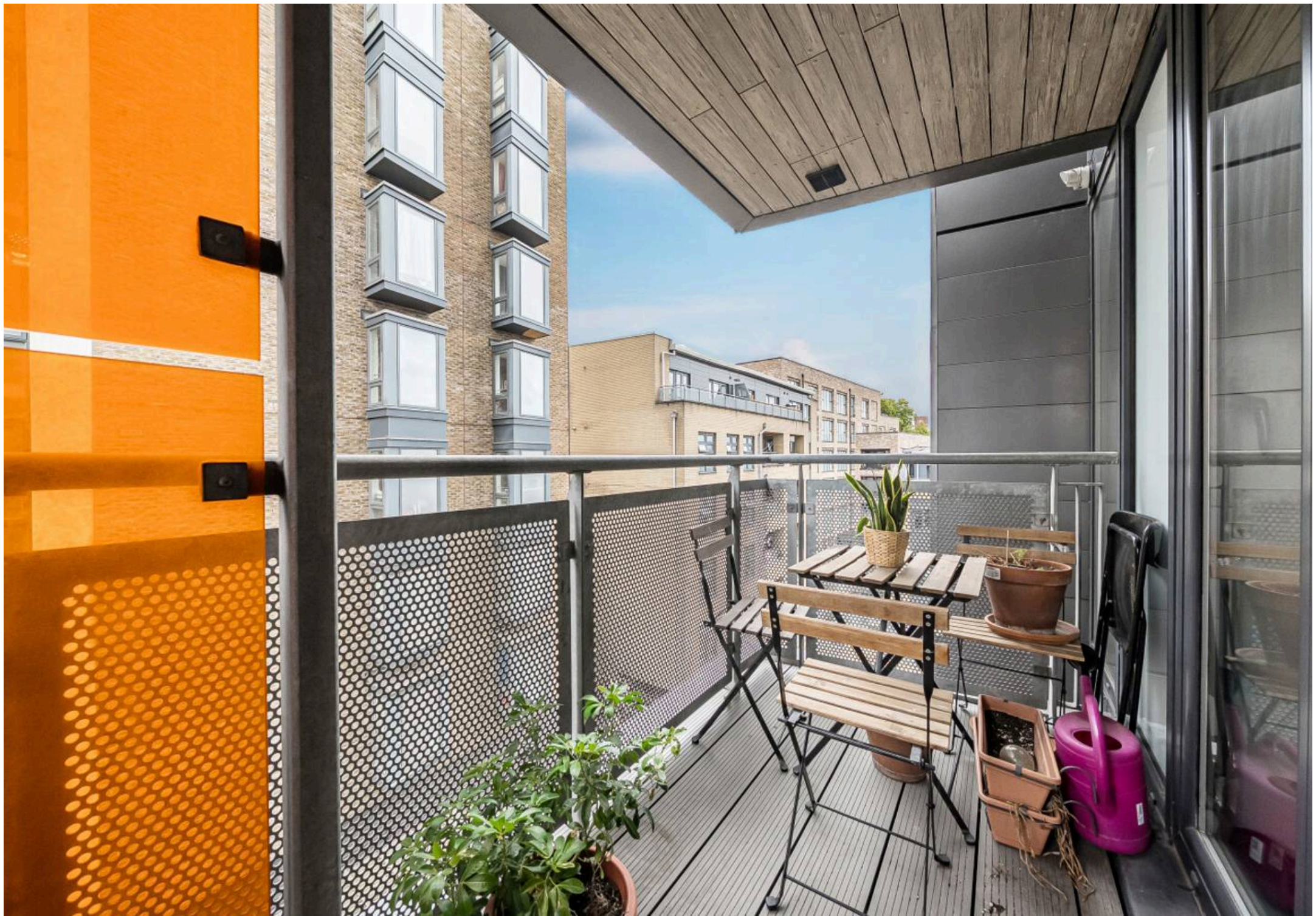
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

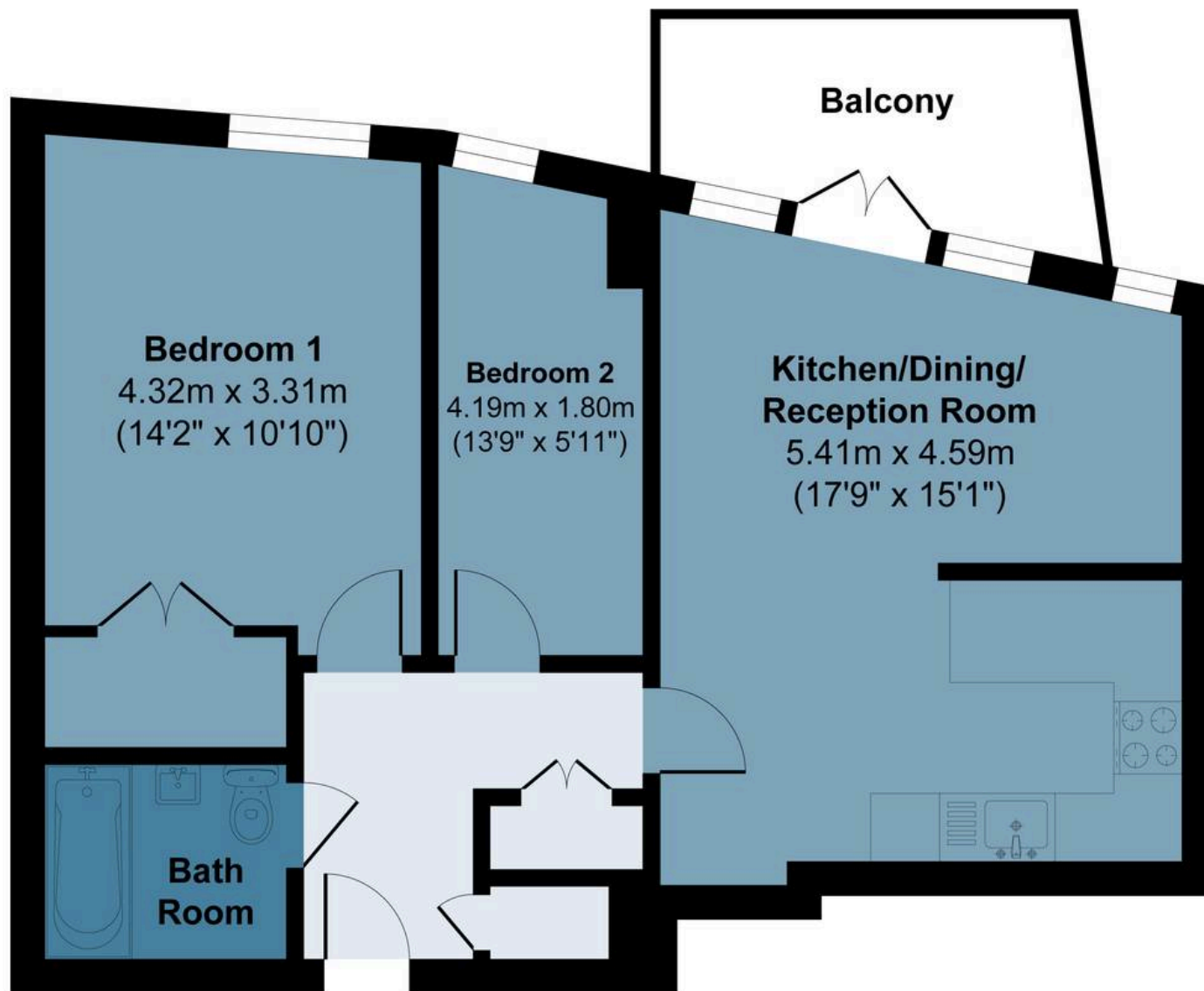






Taylor Place London E3

Approx. Gross Internal Area 61.8 sq M (666 sq Ft)



Fourth Floor

Measurements are approximate and for illustration purposes only. while we do not doubt the accuracy and completeness, we advise you conduct independent assessment of the property to determine monetary value.

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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