



Flat 101

Nellie Cressall Way | Lariat Court | London | E3 4RQ

Guide price £490,000

CROWN
GROUP ESTATES



Nellie Cressall Way | Lariat Court

London | E3 4RQ

Guide price £490,000

CHAIN FREE - Modern 2-Bedroom Apartment with Balcony in Lariat Court, E3

Guide Price £490,000 - £510,000

This impressive 2-bedroom, 2-bathroom apartment delivers modern city living in the vibrant heart of E3. The home is thoughtfully arranged with an open-plan kitchen and living area, creating a light-filled and spacious setting ideal for both relaxing and entertaining.

The principal bedroom features a private en-suite, while the second double bedroom provides versatility for visitors or a home office. A stylish family bathroom completes the layout. Expansive windows and a well-sized balcony enhance the living space, allowing plenty of natural light and a welcoming feel throughout.

The apartment is presented to a high specification, boasting contemporary fixtures and fittings, integrated appliances, and generously sized rooms throughout. Set within a secure development and close to excellent local amenities and transport links, this property offers both comfort and convenience.

Overall, this is a fantastic opportunity to acquire a modern, ready-to-move-into apartment with private outdoor space in a highly desirable E3 location.

- Guide Price £490,000 - £510,000 - CHAIN FREE
- Generous open-plan kitchen and lounge perfect for entertaining and everyday living.
- Master bedroom with a built in wardrobe and private en-suite shower room for added convenience.
- Second double bedroom ideal for guests, a home office, or flexible living space.
- Spacious family bathroom with modern fixtures.
- Private balcony providing outdoor space to relax and enjoy views.
- Stunning 2-bedroom, 2-bathroom apartment with a modern open-plan layout.
- Excellent local amenities and transport links.
- Perfect for professionals, couples, or investors seeking a stylish, move-in-ready home.
- Generously sized corridor storage, providing versatile space that accommodates a wide range of belongings while keeping the home beautifully organised



Crown Group Estates is an RICS-regulated firm offering professional property services, including sales, acquisitions, and valuations. Whether you are buying or selling, our experienced team provides clear guidance to ensure a smooth and well-informed transaction. Get in touch with us today to discuss your property requirements.



Reception Room / Kitchen

23'11" x 12'4" (7.30 x 3.78m)

This spacious open-plan reception room and kitchen is the heart of the home, designed for both everyday living and entertaining. The generous proportions allow for a comfortable seating area as well as a dining space, while the modern kitchen is neatly integrated, offering ample worktop space and storage. Large windows and doors bring in plenty of natural light, enhancing the sense of space and making this a bright, welcoming room.

Bedroom I

13'0 x 11'0 (3.96m x 3.35m)

A spacious double bedroom providing ample room for furnishings and storage. The space offers a welcoming feel, comfortably accommodating a large bed along with bedside furniture. The room also features a built-in wardrobe, delivering practical and discreet storage while maximising floor space. With its generous proportions, it creates a comfortable setting, ideal for rest and relaxation.

En-Suite

A contemporary en-suite shower room featuring modern fixtures and fittings. The room includes a shower enclosure, wash basin, and WC, providing both convenience and privacy directly accessible from the bedroom.



Bedroom 2

13'0 x 9'9 (3.96m x 2.97m)

A spacious double bedroom with generous proportions, offering plenty of room for a bed and other furniture. The space is versatile and can be used as a guest bedroom, home office, or nursery, making it a practical and flexible part of the home.

Utility

7'0 x 4'1 (2.13m x 1.24m)

A practical utility room

Balcony

16'3 x 6'3 (4.95m x 1.91m)

A spacious balcony providing an outdoor area to unwind, enjoy the fresh air, or entertain. Its generous size allows space for seating or small planters, creating an ideal extension of the living area and a bright spot to enjoy views or sunlight.

Long Lease

The lease effectively runs from 5 December 2014 (that's 8 Dec 2014 minus 3 days) for 250 years, so it expires on 5 December 2264.

Approximately 239 years remaining, offering excellent security and peace of mind.

Communal Gardens

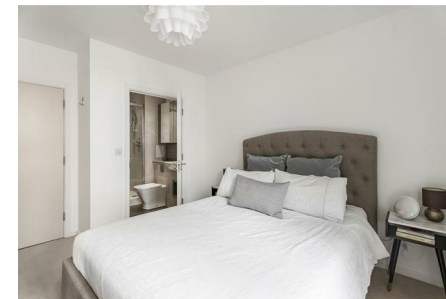
Perfect for morning workouts, evening strolls, or simply relaxing outdoors.

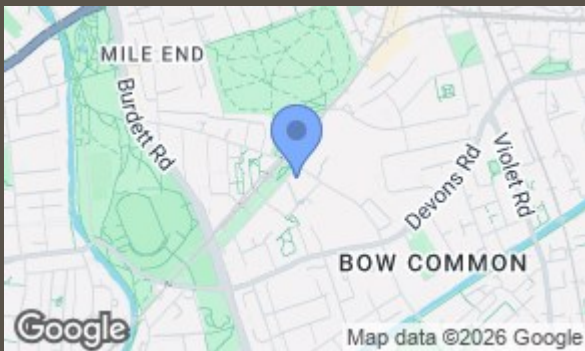
Secure Bike Storage

The property benefits from a secure shared bike storage room located next to the front entrance.



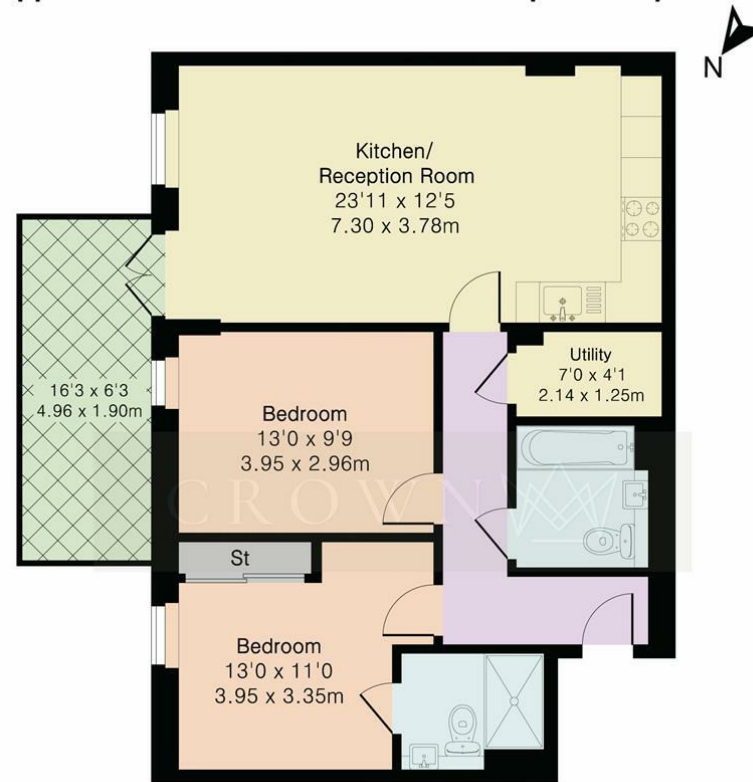
Before proceeding with a purchase, it is important to understand the true condition of the property. We provide RICS Level 2 and Level 3 Surveys, offering detailed insight into potential defects and risks. Contact our team today to arrange your survey and move forward with confidence.





The property is located in Lariat Court on Nellie Cressall Way, within easy reach of Devons Road Station, as well as Mile End and Bow Road stations, providing excellent Underground connections across London. Several bus routes also operate nearby, offering direct links to Canary Wharf, Shoreditch, and the City. Local amenities, including shops, cafés,

Approximate Gross Internal Area 779 sq ft - 72 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although we ensure the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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	

309 Hoe Street
Walthamstow
London
E17 9BG

hello@crowngrapestates.com
crowngrapestates.com