



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

**£525,000**

A superb split level 2 double bedroom 2 bathroom apartment for sale located in Bow E3, within a gated secure development.

Luxury specification throughout, open plan living area with designer kitchen, beautiful bathroom suites, ample storage space, bright and airy rooms with floor to ceiling windows.

Short walk to Bow Road tube station and Bow Church DLR station.

Chain free sale.

GROUND RENT £200 PA / SERVICE CHARGE £3500 PA / LEASE 112 YEARS \*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- Luxury Apartment
- Bow E3
- Chain Free Sale
- 2 Double Bedrooms
- Split Level
- Walk To Bow Road Tube Station
- 2 Luxury Bathroom Suites
- Fitted Kitchen
- Walk to Bow Church DLR Station

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



RECEPTION



BATHROOM



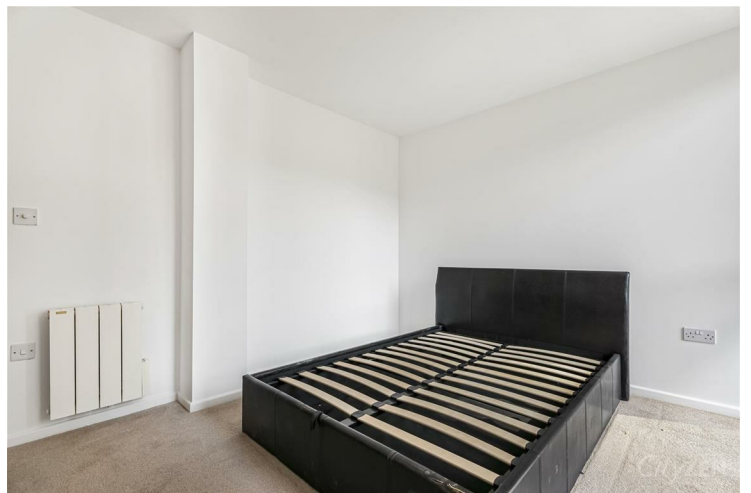
KITCHEN



BEDROOM



KITCHEN



BEDROOM

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



**BEDROOM**



**BEDROOM**



**UPPER LANDING**



**BEDROOM**



**BEDROOM**



**SHOWER ROOM**

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



NOUGAT COURT



RECEPTION



NOUGAT COURT



RECEPTION



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# Approximate Gross Internal Area 1060 sq ft - 99 sq m

First Floor Area 536 sq ft – 50 sq m

Second Floor Area 524 sq ft – 49 sq m



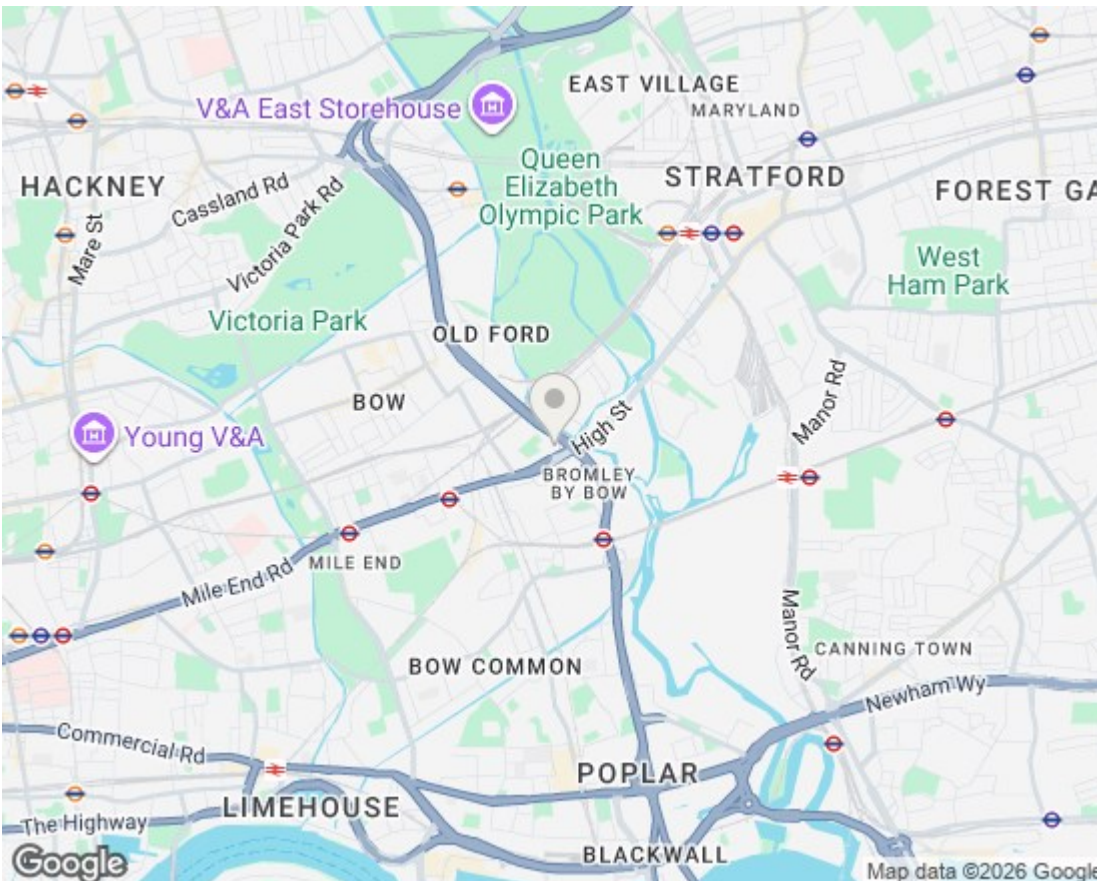
First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures 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			84
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.