

BUTLER & STAG

Flat 66, Fondant Court, 2 Taylor Place
London

Guide Price £250,000



Flat 66

Fondant Court, London

Guide Price - £250,000 to £275,000 Set on the 13th floor of the sought-after Fondant Court, this beautifully presented one-bedroom apartment offers contemporary living within a secure gated development, complete with a concierge service. The property is offered chain free, making it an ideal choice for first-time buyers, professionals, or investors alike.

- Duel Aspect
- 13th Floor
- Chain Free
- EWWI Compliant
- Private East Facing Balcony
- Close To Bow Church Station
- Lift Access To All Levels
- One Bed Apartment



The apartment features a bright and spacious open-plan living and dining area, designed to maximise natural light and functionality. Large windows and direct access to the private east-facing balcony create an airy feel throughout, with the balcony providing the perfect spot to enjoy morning sunshine and elevated views across the surrounding area.

The kitchen is seamlessly integrated into the living space and includes cabinetry, quality work surfaces and integrated appliances, offering both style and practicality for everyday living and entertaining.

The good sized double bedroom is calm and well-proportioned, providing space for storage and furnishings, while enjoying plenty of natural light. The bathroom is finished to a decent standard, featuring clean lines, modern fittings and elegant tiling.

Residents of Fondant Court benefit from a secure, gated environment, well-maintained communal areas and the convenience and reassurance of a concierge, ideal for deliveries, guest access and day-to-day support.

Located in Bow, the development is well positioned for local amenities, green spaces and excellent transport connections, offering easy access into Canary Wharf, the City and beyond.

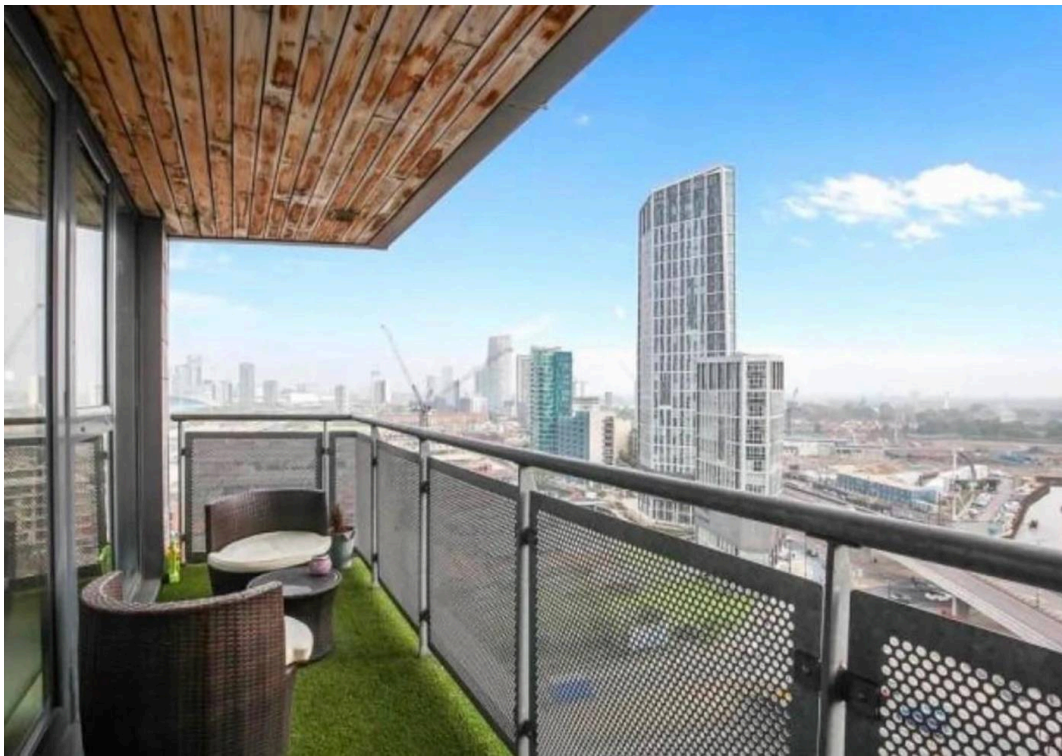
Council Tax band: C

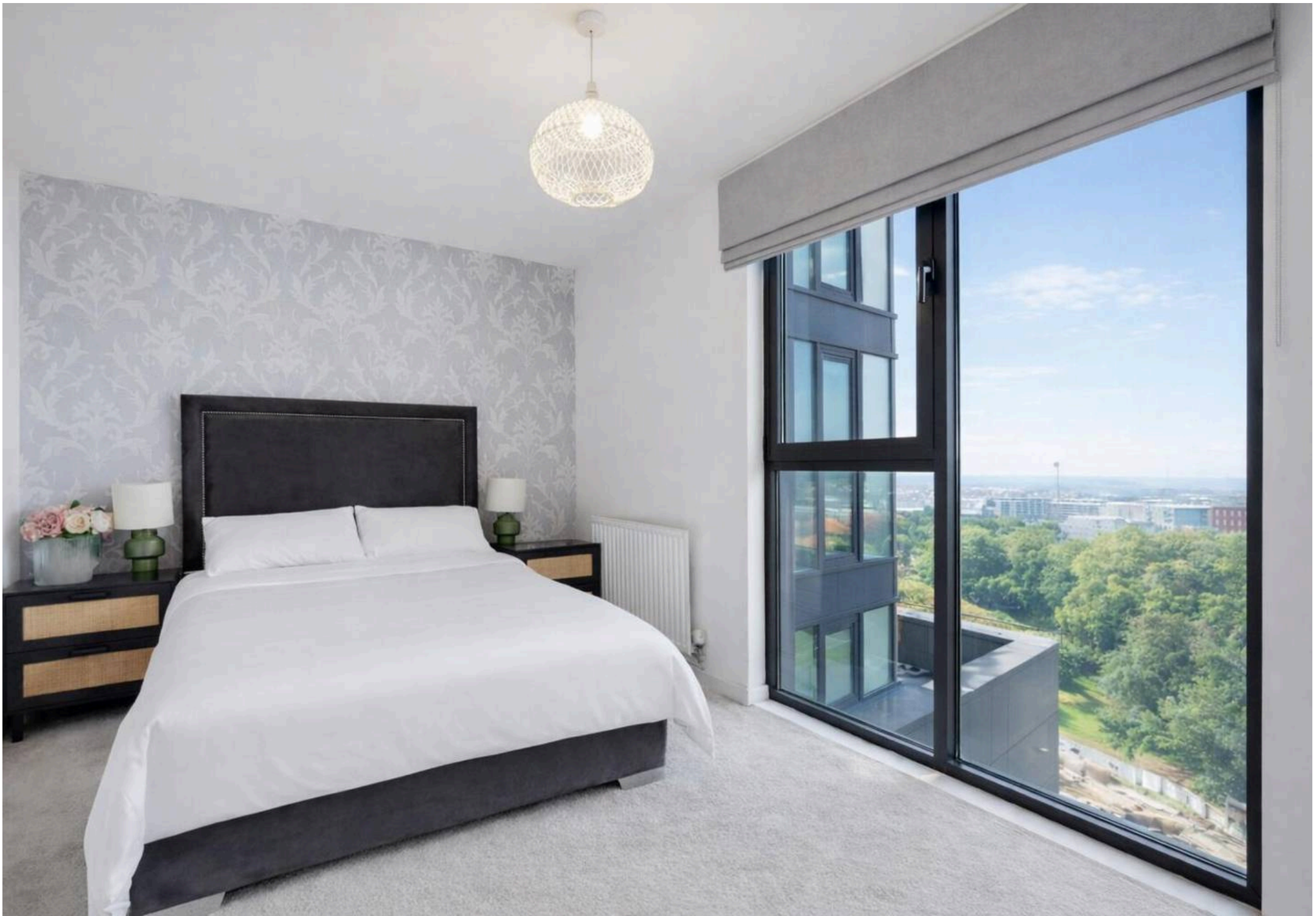
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





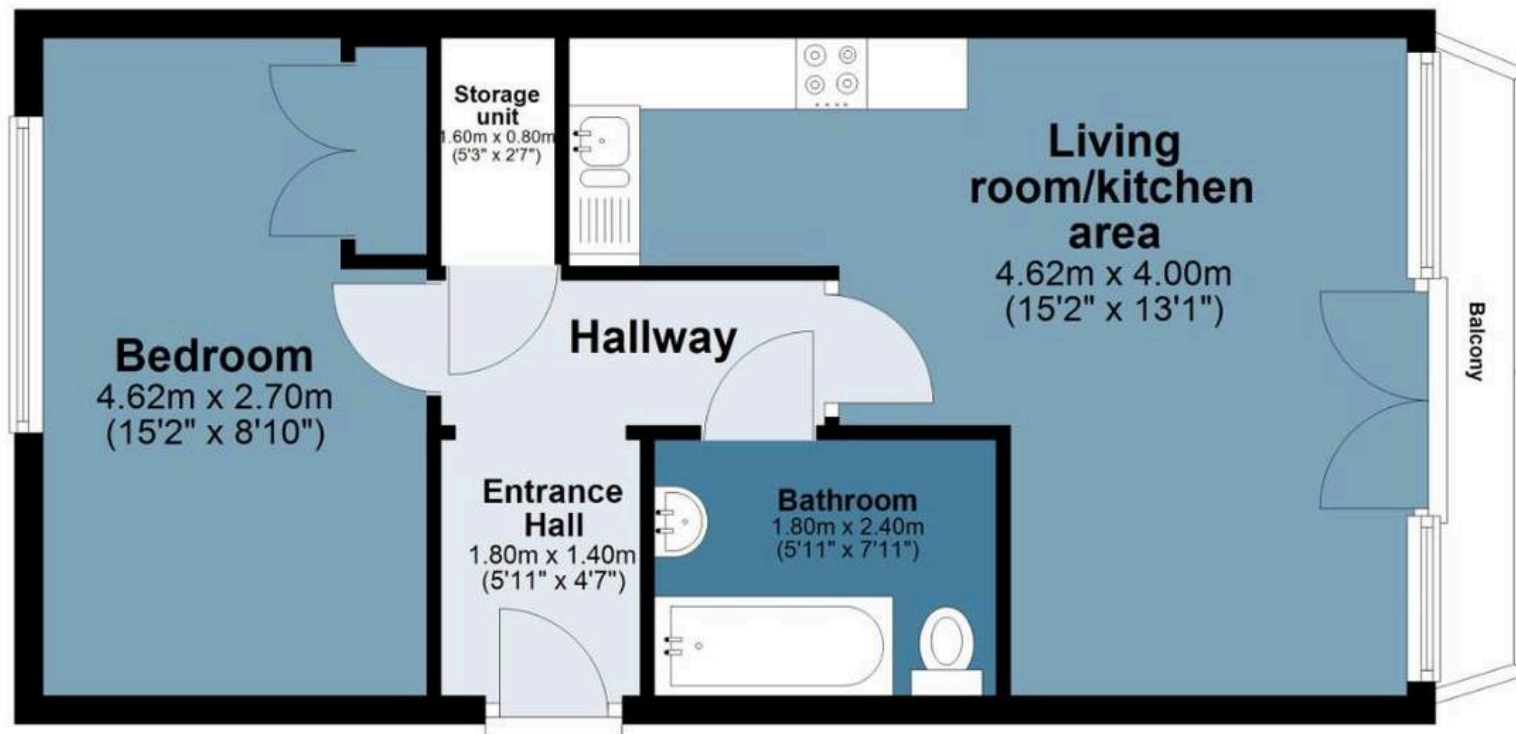


Fondant Court

Approx. Gross Internal Area 44.4 Sq M (477.5 Sq Ft)

Thirteenth Floor

Approx. 44.4 sq. metres (477.5 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful 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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