



Bow Sales, 634-636 Mile End Road, Bow, London E3 4PH
T 020 8981 2670 E bowsales@ludlowthompson.com W www.ludlowthompson.com

NELLIE GRESSALL WAY MILE END



SOLD

REF: 2813714

2 Bed, Purpose Built Apartment, Private Balcony & Communal Garden, 1 Allocated Parking Space

Allocated, Underground Parking Space - Secure Entry System - Communal Gardens - Large Private Balcony - Two Larger Than Average Double Bedrooms - Secure Bike Storage

A fantastic two double bedroom apartment situated in the modern and desirable Lariat Court development which offers a fantastic entrance with welcoming reception. Situated in the heart of Mile End, E3 boasting excellent transport links on your door step and fantastic local amenities. Benefiting from secure entry system, private balcony, secure bike storage, allocated parking space, communal gardens and a cleaner/ grounds manager on call 24/7. Offering over 807 sq ft this spacious apartment co... **continued below**

Train/Tube - Bow Road, Mile End

Local Authority/Council Tax - Tower Hamlets

Tenure - Leasehold

ludlowthompson



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Kitchen



Kitchen



Reception/Kitchen



Kitchen/Dining



Reception



Exterior



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Hallway



Bedroom



Bedroom



Bedroom



En Suite



Bedroom



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Bedroom



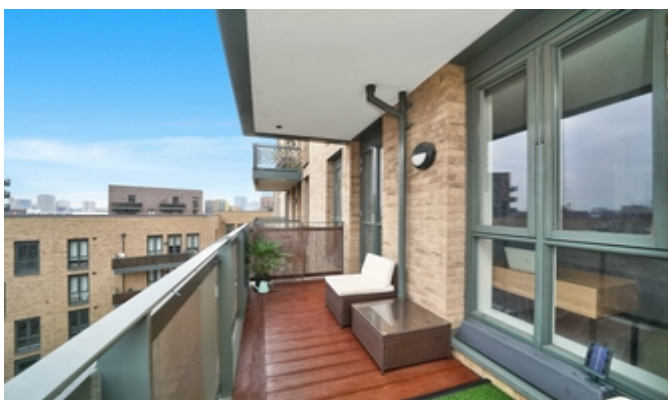
Bathroom



Storage Room



Balcony



Balcony



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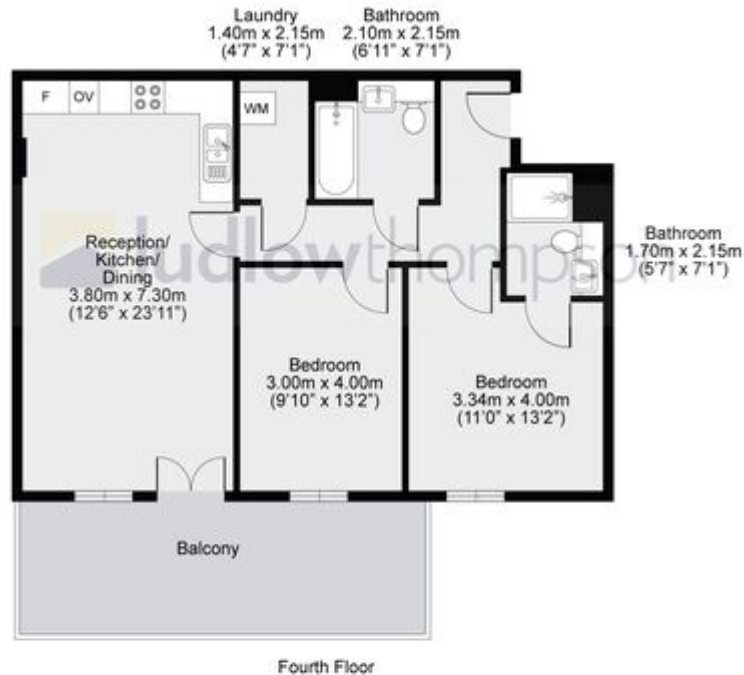
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NELLIE CRESSALL WAY MILE END



Lariat Court, Nellie Cressall Way, London E3

Approx. Gross Internal Area = 75.0sqm / 807.3sqft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Offering over 807 sq ft this spacious apartment comprises two larger than average double bedrooms, both with floor to ceiling windows, allowing plenty of natural light into these rooms. The largest bedroom has its own modern en suite and both bedrooms have plenty of space for storage options and a desk space for working from home. There is a further bathroom and also a very handy storage/laundry room...a rare but excellent addition.

The heart of this apartment is the stunning open plan reception/living room. The modern kitchen area has solid worktops, sleek cupboards and high spec integrated appliances. There is plenty of room for a dining table in this spacious room as well as a large seating area. It ideally opens up onto a delightful, large balcony with decking and artificial grass, with far reaching views over the city. This area is a fantastic place to entertain, enjoy a coffee or dine alfresco on warm city days and nights. Wood engineered flooring and spotlighting enhance this apartment's contemporary and luxurious feel.

Lariat Court is located a only a 14 minutes' walk to Mile End Station (Hammersmith & City, District and Central Line) and Bow Road Station (Hammersmith & City and the District Line and the DLR). The location also benefits from multiple bus routes to Canary Wharf and the City of London. Only a 8 minutes' walk takes you to Mile End Park which flows into Victoria Park. There is also the famous Queen Elizabeth Olympic Park where you can enjoy a bite to eat in one of the award winning restaurants, unwind with a picnic or choose one of the many sporting activities. If you fancy a spot of shopping a short journey takes you have the popular shopping and leisure destination of Westfield's and the icon outlet at The O2 are both within easy reach.

Tenure Details

Tenure - Leasehold


Lease Length - 243 years

Service Charges - £173.20 per month



NELLIE GRESSALL WAY MILE END



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
UK 2005		Directive 2002/91/EC 	



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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Bow Sales Office quoting 2813714

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.