



A fantastic opportunity to acquire this stunning split level property which offers excellent river views and a large living area within close proximity to travel links and local amenities.

Carrick Court, 5 Nicholson Square, Bow, London, E3

Offers in Excess of £595,000 Leasehold (145 years remaining)



- Large split level two bedroom apartment
- Excellent condition
- Large private terrace and balcony
- Open plan
- Floor to ceiling windows
- Secure underground parking space
- Approximately 0.3 miles to Bromley by Bow station
- Secure entry

Description

Set within the new and desirable Bow River Village development alongside the River Lea is this stunning two bedroom apartment which has been kept in immaculate condition. The property comprises a spacious living room which has an abundance of natural light from the floor to ceiling windows, an open plan kitchen which offers a range of modern integrated appliances and quartz worktops, and a large terrace area which overlooks the quiet and beautiful river Lea. Upstairs offers a large main bedroom with fitted wardrobes and a luxury finish en suite, and a second bedroom which can also function as a spacious office. Both bedrooms have beautiful river views, benefit from lots of natural light via the floor to ceiling windows and access to a large private balcony. There is also a spacious three piece luxury family bathroom suite.

The property further benefits from a downstairs guest cloakroom and laundry room, ample storage, secure entry system with communal landscaped garden area and a sought-after private parking space.

Local Information

The property is within 0.3M from Bromley-by-Bow (District and Hammersmith & City, with easy interchange to the Jubilee and Central lines) and Bow Church (DLR) stations offering quick and easy access to The City, Canary Wharf and central London. Queen Mary University of London is nearby which also benefits any prospective investors.

Immediately across the river is the historic Three Mills and new Sugar House Island development, bringing a primary school, shops, bars and restaurants. A short walk along the river is Stratford International, Westfield and the Olympic Park and wetlands, with a brand new East Bank cultural and entertainment area in development.

All times and distances are approximate.

Tenure

Leasehold(145 years remaining)

Energy Performance

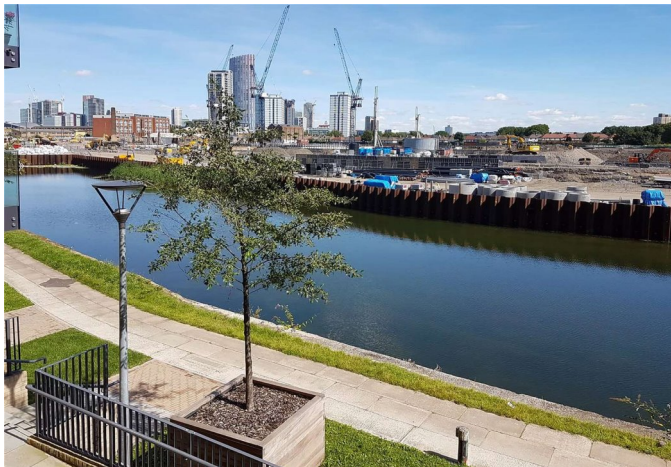
EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Canary Wharf Office.

Telephone: +44 (0) 20 7531 2530.



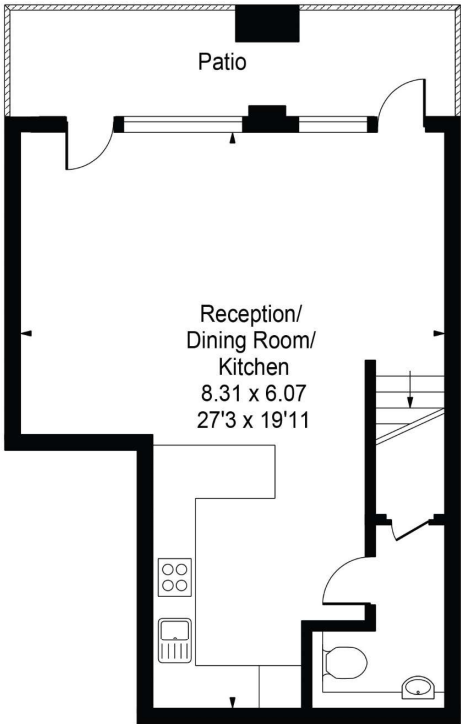


Carrick Court, 5 Nicholson Square, Bow, London, E3
Gross Internal Area 920 sq ft, 85.5 m²

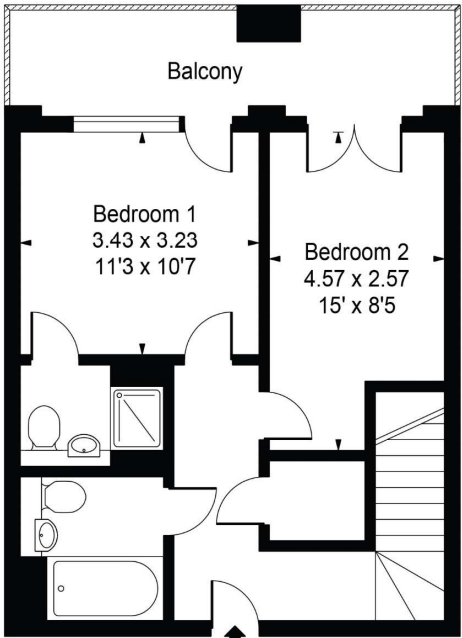
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Garrick Court
Gross Internal Area(Approx)
Total = 85.47 Sq m / 920 Sq ft
For Illustration Purposes Only - Not To Scale
Floorplan by Humble Spy Photography Ltd.



Lower Ground Floor
43.11 sq m / 464 sq ft



Raised Ground Floor
42.36 sq m / 456 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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