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HERE TO GET *you* THERE



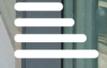
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# Carrick Court, Nicholson Square, London E3 3UD

Guide Price £530,000 - £580,000



Nestled in the vibrant Nicholson Square, this stunning two double bedroom split-level duplex apartment offers a perfect blend of modern living and serene outdoor spaces. The property boasts two well-appointed bathrooms, ensuring convenience for both residents and guests.

One of the standout features of this home is the two delightful patio areas, one of which provides picturesque views of the nearby canal, creating an ideal setting for relaxation or entertaining. The secure parking area adds an extra layer of convenience, while the communal gardens offer a lovely green space for leisurely strolls or enjoying a sunny afternoon.

With easy access to Bromley-by-Bow Underground station, commuting to central London is a breeze, making this property perfect for professionals and families alike. Additionally, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

This duplex apartment is not just a residence; it is a lifestyle choice, combining comfort, style, and accessibility in one of London's sought-after locations. Don't miss the opportunity to make this exceptional property your own.

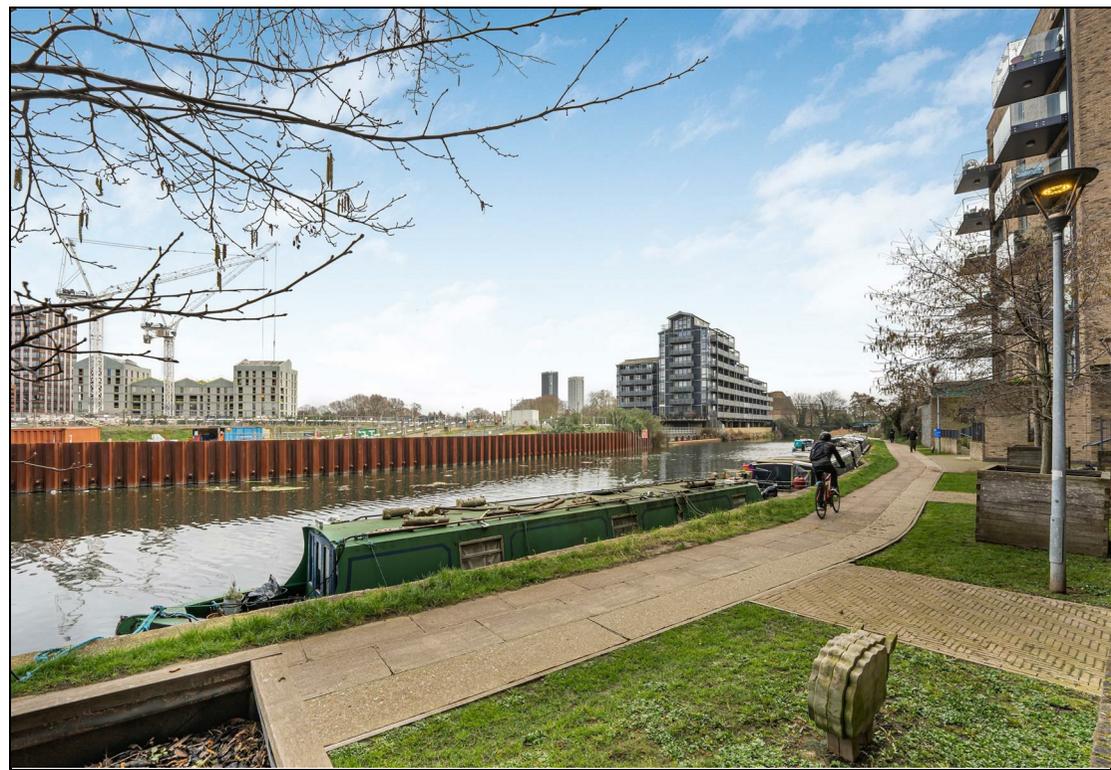
## KEY FEATURES

- TWO DOUBLE BEDROOMS
- SPLIT LEVEL DUPLEX APARTMENT
- TWO BATHROOMS
- TWO PATIO TERRACES WITH CANAL VIEWS OF RIVER LEE
- NO ONWARD CHAIN
- CLOSE PROXIMITY TO BROMLEY-BY-BOW UNDERGROUND
- WELL PRESENTED THROUGHOUT
- SECURE GATED DEVELOPMENT WITH COMMUNAL GARDENS
- SECURE PRIVATE PARKING SPACE
- A MUST VIEW PROPERTY









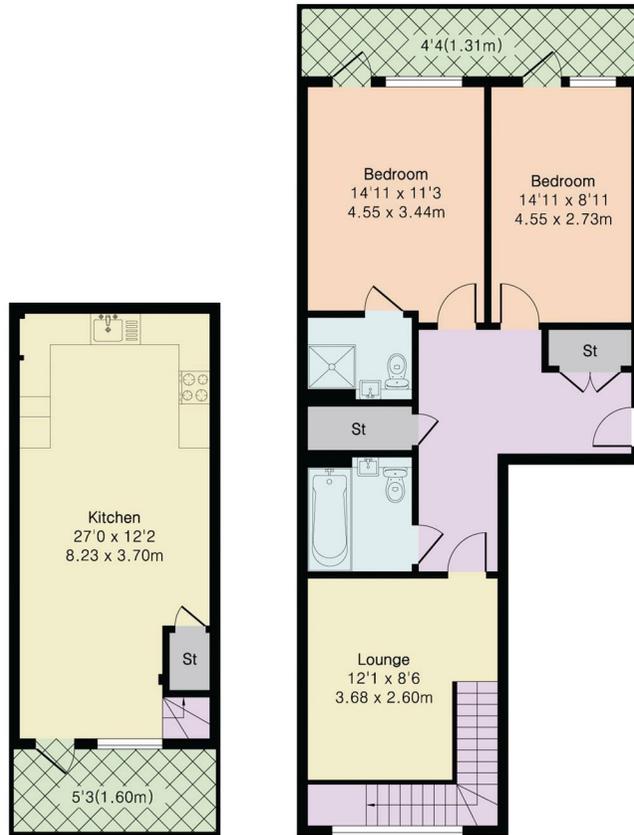




**Approximate Gross Internal Area 1093 sq ft - 101 sq m**

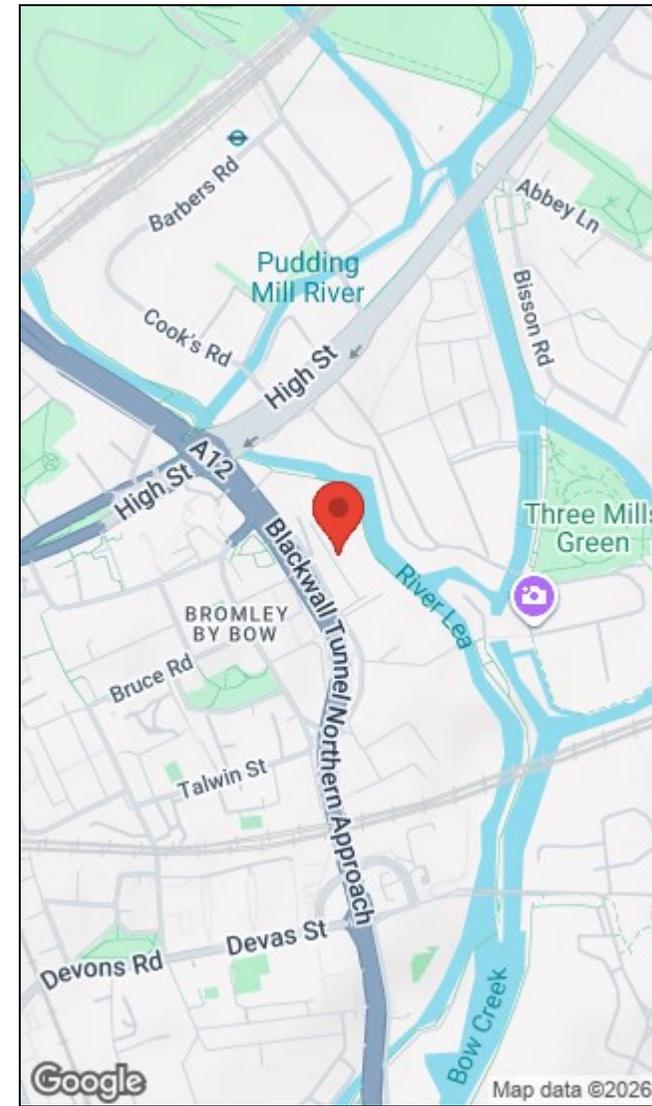
Lower Ground Floor Area 327 sq ft – 30 sq m

Ground Floor Area 766 sq ft – 71 sq m



Lower Ground Floor

Ground Floor



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>85</b>	<b>85</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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