

*Franklyn  
James*



5 Nicholson Square,, E3 3UD

£475,000

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- Chain-free
- Prestigious Nicholson Square development
- Private balcony with London and canal views
- Excellent transport links nearby
- Floor-to-ceiling windows
- Integrated appliances

EPC rating- B  
Tax band- D



Guide price £500,000 - £525,000

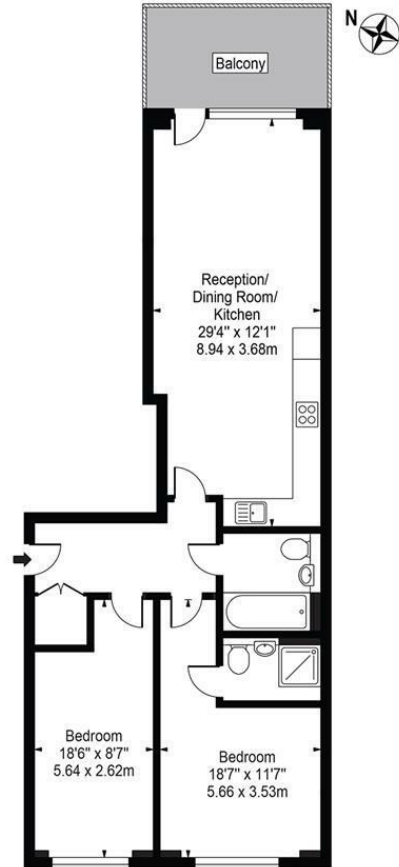
Set within the sought-after Nicholson Square development, this contemporary two-bedroom apartment offers stylish living with far-reaching views across London and the canal.

The property is thoughtfully designed with an emphasis on light and space, enhanced by floor-to-ceiling windows that fill the interior with natural daylight. High-quality finishes and modern décor run throughout, creating a refined yet welcoming atmosphere. The open-plan living space forms the centre of the home, flowing seamlessly onto a private balcony that provides an ideal setting for relaxing or entertaining while enjoying the surrounding views.

The apartment benefits from two sleek, modern bathrooms, including an en-suite to the principal bedroom, offering both comfort and practicality. The kitchen is fully integrated and complements the overall contemporary design, making it well suited to modern living.

Ideally located, residents enjoy excellent transport connections with Bromley-by-Bow Underground station and Bow Church DLR both within easy walking distance, offering convenient access into Canary Wharf, the City and beyond.

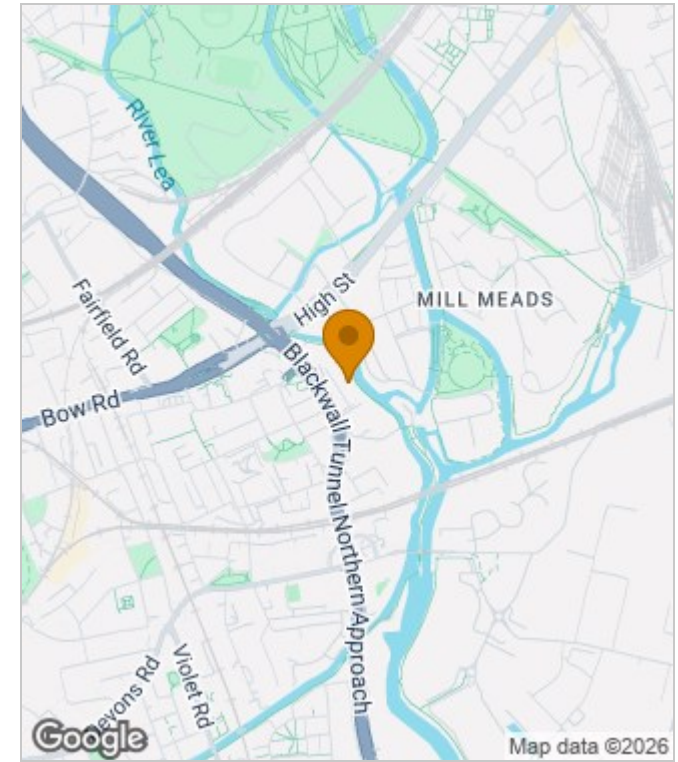
**Carrick Court**  
 Approx. Gross Internal Area 828 Sq Ft - 76.92 Sq M



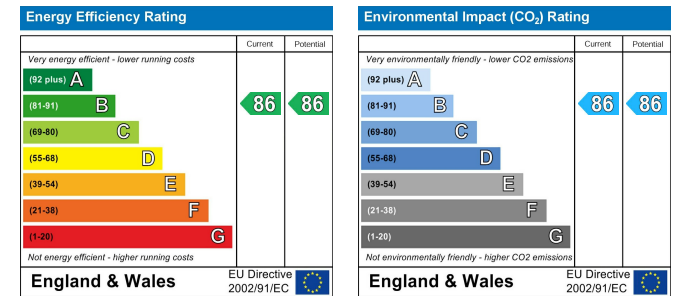
Third Floor  
 For Illustration Purposes Only - Not To Scale

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Area Map



Energy Performance Graph



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