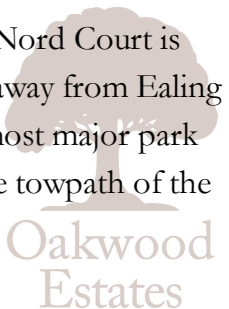










An exceptionally designed two bedroom apartment that has been transformed into an urban oasis for uncompromising luxury living with a stunning contemporary edge, fitted out with premium finishes and state-of-the-art inclusions. This property is situated on the first floor and is currently one of the larger apartments in this block, benefits include a 18FT x 17FT open plan high gloss kitchen, lounge area and dining room. Bedroom one a contemporary en-suite shower room, while an elegant three piece bathroom suite is located of the hall, with full size bath sporting a rainfall shower over, a small study area with two storage cupboards, and a private balcony is accessible from the lounge area.

Bespoke kitchens, all including breakfast bars will be complemented by matt black accents on fixtures and fittings, for a truly contemporary aesthetic. The modern interiors feature high-end materials and finishes in neutral tones, such as light grey engineered wooden flooring with underfloor heating and contemporary aluminium windows.

Northolt is one of the seven major towns that make up the London Borough of Ealing. Nord Court is situated close to popular Lombardy and Westway Cross retail parks, as well as a short drive away from Ealing Broadway shopping centre. A short walk away are the Northala Fields, one of London's most major park additions. Local organic markets, quaint cafes, and picturesque pubs can be found along the towpath of the scenic Grand Union canal, which you can walk or boat along.

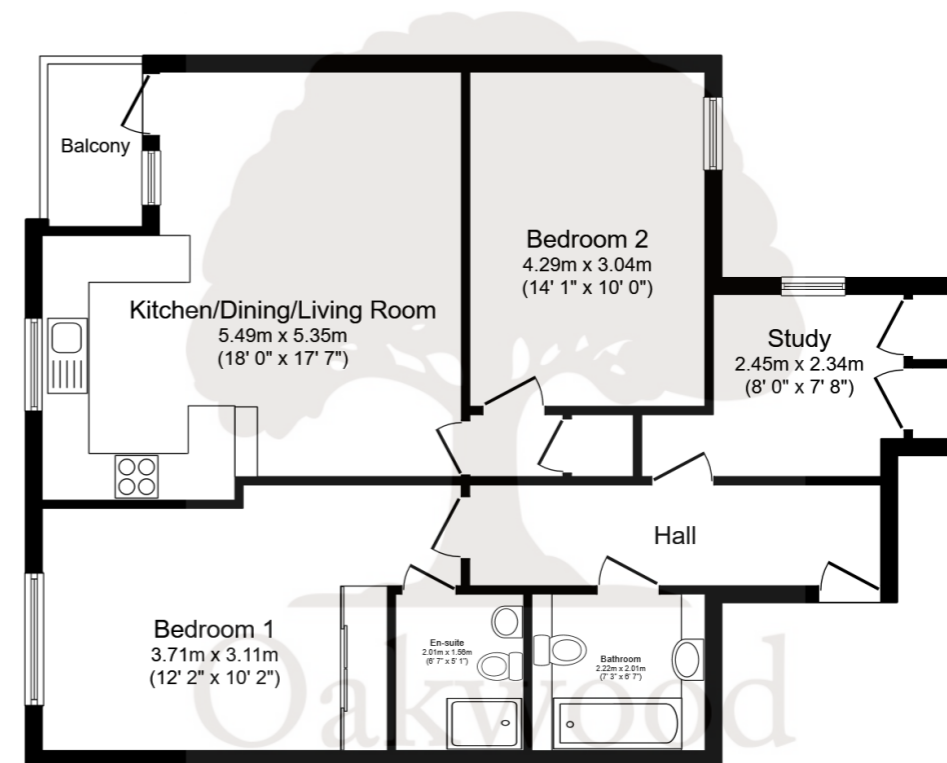


## Property Information

-  TWO BEDROOM FIRST FLOOR APARTMENT
-  125 YEAR LEASE
-  CHAIN FREE
-  BALCONY ACCESSIBLE FROM DINING AND LIVING AREA
-  UNDERFLOOR HEATING THROUGHOUT WITH THERMOSTATIC CONTROL
-  OPEN PLAN KITCHEN/ LIVING AND DINING AREA
-  HIGH GLOSS CONTEMPORARY FITTED KITCHEN
-  ELEGANT THREE PIECE BATHROOM SUITE
-  EN-SUITE SHOWER ROOM TO BEDROOM ONE
-  STUDY

					
x2	x2	x2	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



**Floor Plan**  
Floor area 80.8 m<sup>2</sup> (870 sq.ft.)

TOTAL: 80.8 m<sup>2</sup> (870 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



### Finer Details

Offering an open plan concept and stylish interiors, all the apartments have been skilfully designed to maximise space. A private balcony or garden terrace is included in each property, providing a welcomed outside space. Embracing a greener future, Nord Court has been designed with efficiency and sustainability within its fabric, incorporating a highly insulated design. In addition to this each apartment is fitted with a mechanical ventilation heat recovery system to ensure the quality of the air is always maintained. Communal areas are to be partially powered by solar panels placed on the roof, with electric car chargers available along with bike stores for greener mobility.

The modern interiors feature high-end materials and finishes in neutral tones, such as light grey engineered wooden flooring with underfloor heating and contemporary aluminium windows.

Bespoke kitchens, all including breakfast bars will be complemented by matt black accents on fixtures and fittings, for a truly contemporary aesthetic. The majority of flats at Nord court feature a separate home office space, to accommodate a flexible work life balance.

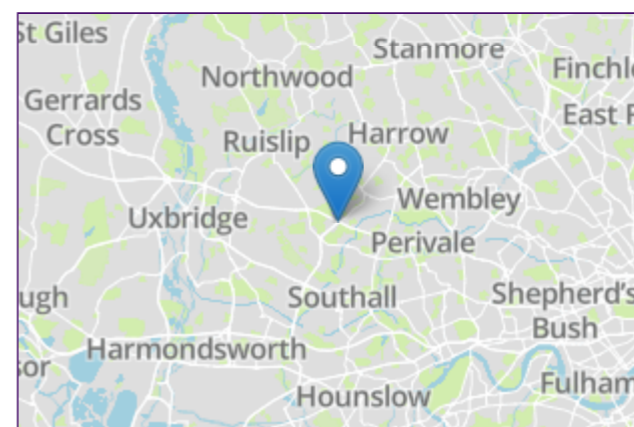
### Sustainability

Panyam Estates are committed to improving the environment, whether it be the environment they create within the building or the environment in which the buildings live. The developer believes buildings should have a positive impact on the wellbeing of people and the planet. To ensure that they make this positive impact, they have incorporated this into their design from conception through to construction.

### Efficiency

The developer has ensured the efficient use of water, by fitting the building with WCs, taps and shower heads that meet high water efficiency standards. Energy usage is kept to a minimum by creating well insulated buildings, efficient boilers and underfloor heating with individual thermostatic room controls ensure low energy consumption. Excess heat within the building is also recycled by the mechanical ventilation heat recovery unit, providing fresh filtered air. All of the lighting within the building is low energy consuming, solar panels on the roof of Nord Court will also be used to power the communal areas, using nature to create light.

### Natural Light



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
A	(92+)		
B	(81-91)	86	86
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	