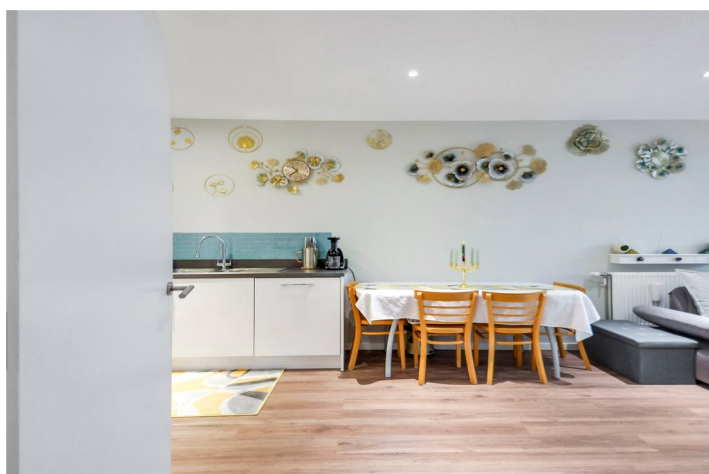




CEYLON HOUSE, ALIE STREET, LONDON, E1
£475,000 LEASEHOLD

STYLISH SEVENTH-FLOOR APARTMENT WITH WEST-FACING BALCONY

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk

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DESCRIPTION:

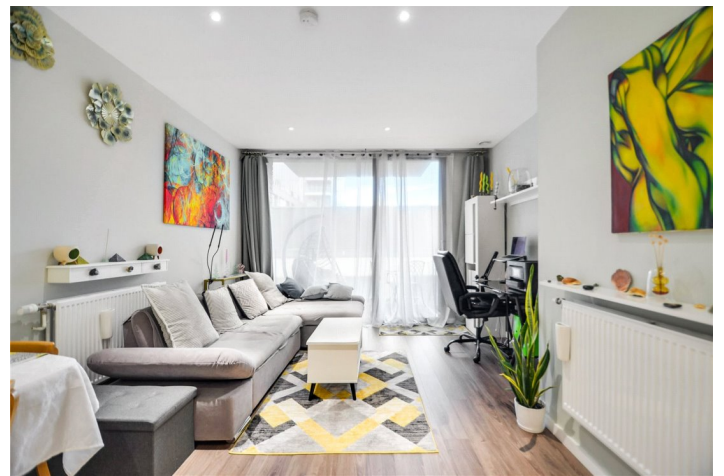
Set within Ceylon House in the popular Goodmans Fields development on Alie Street, this modern and well-presented one bedroom apartment is located on the seventh floor. Offered chain free, this stylish home spans approximately 626 sq ft and is finished to a high standard throughout.

The property features a bright and spacious open-plan living area with a west-facing aspect, allowing for excellent natural light and access to a private balcony—perfect for enjoying the afternoon and evening sun. The contemporary kitchen is seamlessly integrated, while the generous double bedroom offers ample built in storage. A sleek and well-maintained bathroom completes the accommodation, while the hallway benefits from substantial built-in utility and storage space, adding to the practicality of the home.

Ideally positioned for easy access to the City of London, Aldgate, and Spitalfields, the property is perfectly suited to professionals seeking both convenience and vibrant city living.

Combining modern design, a desirable west-facing balcony, and a prime location, this chain-free apartment is an excellent opportunity for first-time buyers and investors alike.

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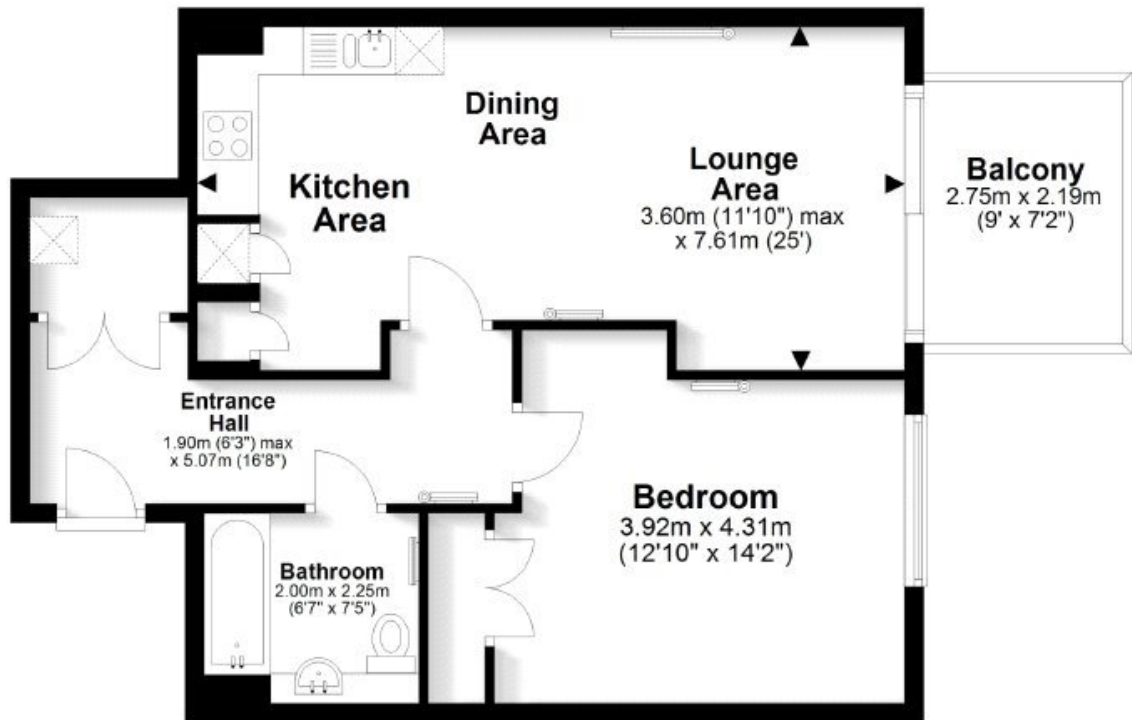


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Seventh Floor Apartment

Approx. 58.2 sq. metres (626.2 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested by Oliver Rennalls or any representative of Oliver Rennalls and no guarantee as to their operating ability or their efficiency can be given. Copyright: Oliver Rennalls Date Prepared - February 2026

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/SO260062>

Tenure: Leasehold

Term: 115 year and 10 months (Subject to change)

Service Charge: £3390.05 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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