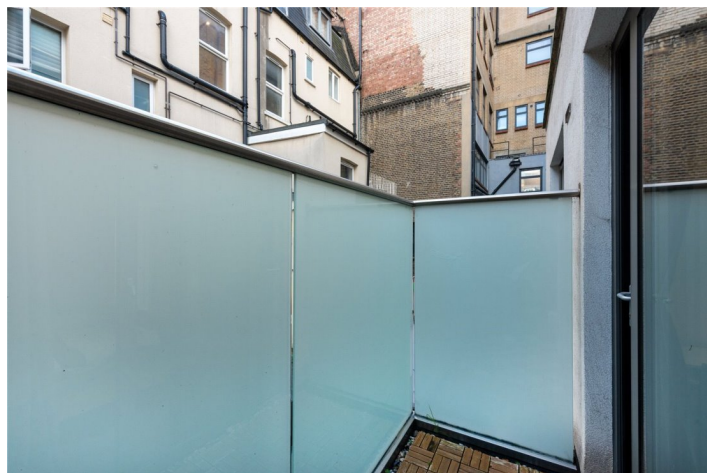




HARVARD HOUSE, ALIE STREET, LONDON, E1
£475,000 LEASEHOLD

SPACIOUS TWO-BEDROOM PERIOD CONVERSION WITH BALCONY | HARVARD HOUSE, ALIE STREET E1

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DESCRIPTION:

Set within Harvard House, a characterful conversion on Alie Street, this well-proportioned two-bedroom, two-bathroom apartment offers stylish, comfortable living in the heart of E1.

Extending to approximately 729 sq ft, the apartment features a spacious open-plan kitchen and living area, ideal for both everyday living and entertaining. The contemporary kitchen is seamlessly integrated into the space, which benefits from excellent natural light and direct access to a private rear-facing balcony, providing a peaceful outdoor retreat away from the street.

Both bedrooms are generously sized. The principal bedroom benefits from an en-suite bathroom, while the second modern bathroom is arranged as a Jack and Jill, providing access from both the hallway and the second bedroom—ideal for guests or sharers.

Perfectly positioned for city living, the property enjoys excellent transport links and is within easy reach of St Katharine Docks, The City, and a wide selection of local amenities, restaurants, and shops. This makes it an ideal home for professionals seeking convenience combined with period charm.

An excellent opportunity to acquire a well-located, thoughtfully designed apartment in one of central London's most desirable locations.

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Harvard House, Alie Street, E1
Approx. Gross Internal Floor Area 729 sq. ft / 67.77 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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		
55-68	D		
39-54	E	54 E	55 D
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/SO250468>

Tenure: Leasehold

Term: 988 year and 2 months (Subject to change)

Service Charge: £2666 per annum (approx.)

Ground Rent: £ 760.21 Annually (Subject to review)

Council Tax Band: F

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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