

MERANTI HOUSE, ALIE STREET, LONDON, E1  
**£650,000 LEASEHOLD**

## STYLISH ONE-BEDROOM APARTMENT WITH PRIVATE BALCONY & 24-HOUR CONCIERGE

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#### DESCRIPTION:

This stylish apartment offers 643 sqft of living space on the 5th floor, with a peaceful courtyard-facing view.

The contemporary kitchen features high-end fittings and can be closed off with sliding doors, perfect for heavier cooking, while still maintaining a seamless connection to the open-plan living area. This space extends onto a private balcony, ideal for your morning coffee or unwinding in the evening.

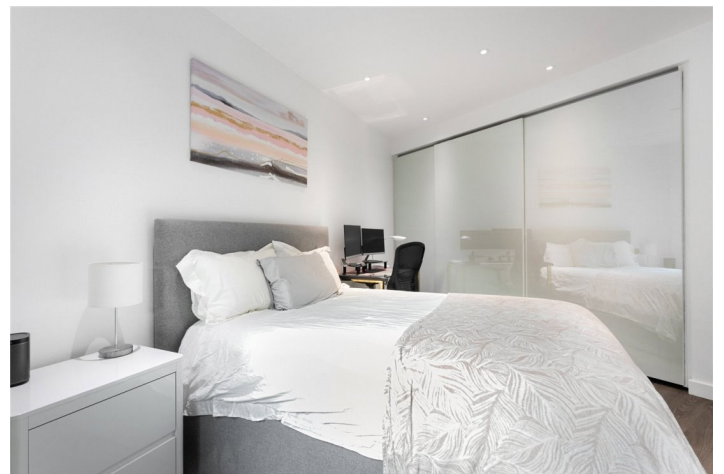
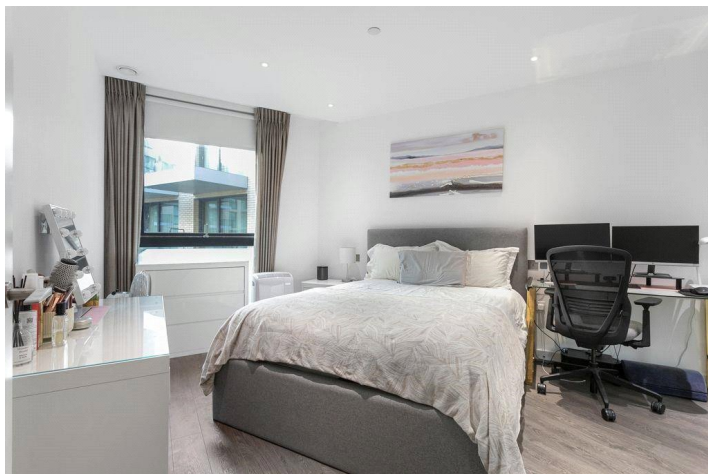
The spacious bedroom features a large built-in wardrobe, providing ample storage, while additional hallway storage ensures plenty of space for coats and essentials. The modern bathroom is fitted with a walk-in shower, bath, and toilet.

Having been owner-occupied, the apartment has been maintained to an exceptional standard, ensuring it is in pristine condition.

Situated in Meranti House, one of the premium buildings within the sought-after Goodmans Fields development, residents enjoy a wealth of luxury amenities, including an onsite gymnasium, swimming pool, spa facilities, 24-hour concierge, and a private cinema room.

Ideally located, the apartment is just 0.6 miles from Spitalfields Market, offering a vibrant atmosphere and easy access to public transport, with Aldgate East Underground Station (0.2 miles), Whitechapel Underground Station (0.6 miles), and Liverpool Street Station (1.0 mile) all close by.

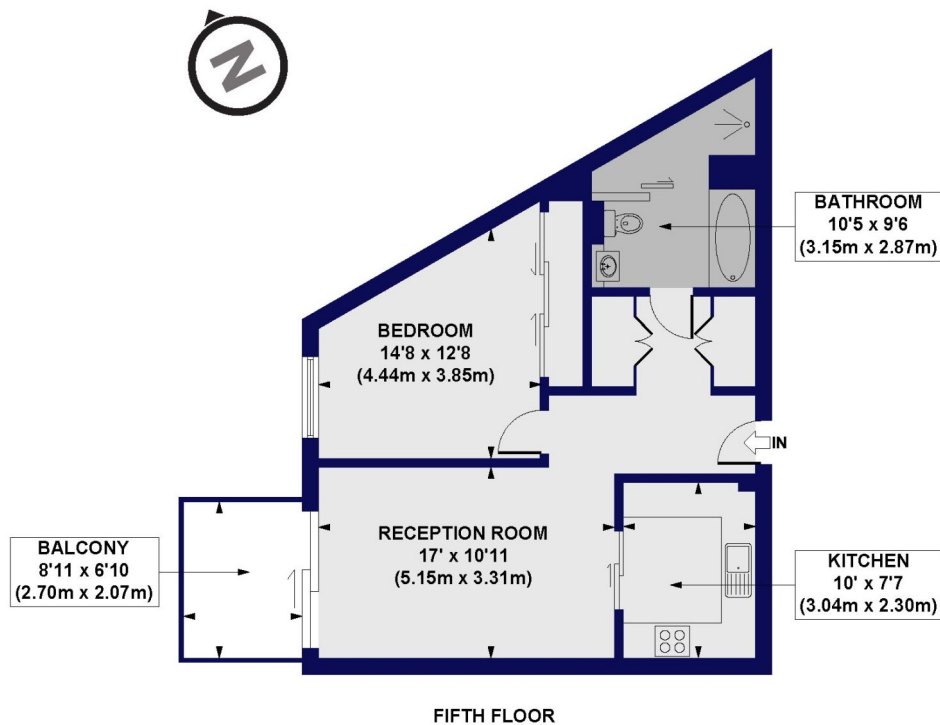
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**Alie Street, E1**  
**Approx. Gross Internal Floor Area 643 sq. ft / 59.74 sq. m**



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-9)	<b>A</b>		
(81-91)	<b>B</b>	87	87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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**Tenure:** Leasehold

**Term:** 986 year and 5 months

**Service Charge:** £4378 per annum

**Ground Rent:** £ 500 Annually (subject to increase)

**Council Tax Band:** E

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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