

CATALINA HOUSE, CANTER WAY, LONDON, E1  
**£550,000 LEASEHOLD**

## A MODERN ONE-BEDROOM APARTMENT SITUATED ON THE SECOND FLOOR OF CATALINA HOUSE IN THE LUXURY

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#### DESCRIPTION:

A modern one-bedroom apartment situated on the second floor of Catalina House in the luxury Goodman's Fields development.

This spacious apartment boasts approx. 553 sqft. of living space and offers an open plan living room opening out to a balcony with views of the fountains on the main square, fully fitted kitchen, generously sized double bedroom with fitted wardrobes, three-piece bathroom and a separate large utility cupboard that hosts storage space, a washing machine, Vent-Axia air purification system and community heat exchange unit.

Catalina House is part of the Goodman's Fields development which is a mixed-use urban quarter providing a selection of beautiful apartments as well as independent coffee shops, cafes and restaurants, cinema, a hotel, 2 acres of stunning landscaping and unforgettable public art. The property is conveniently located just 0.2 miles from Aldgate East station and 0.6 miles to Fenchurch Street station. There is also a new GP surgery onsite, and access to several supermarkets nearby.

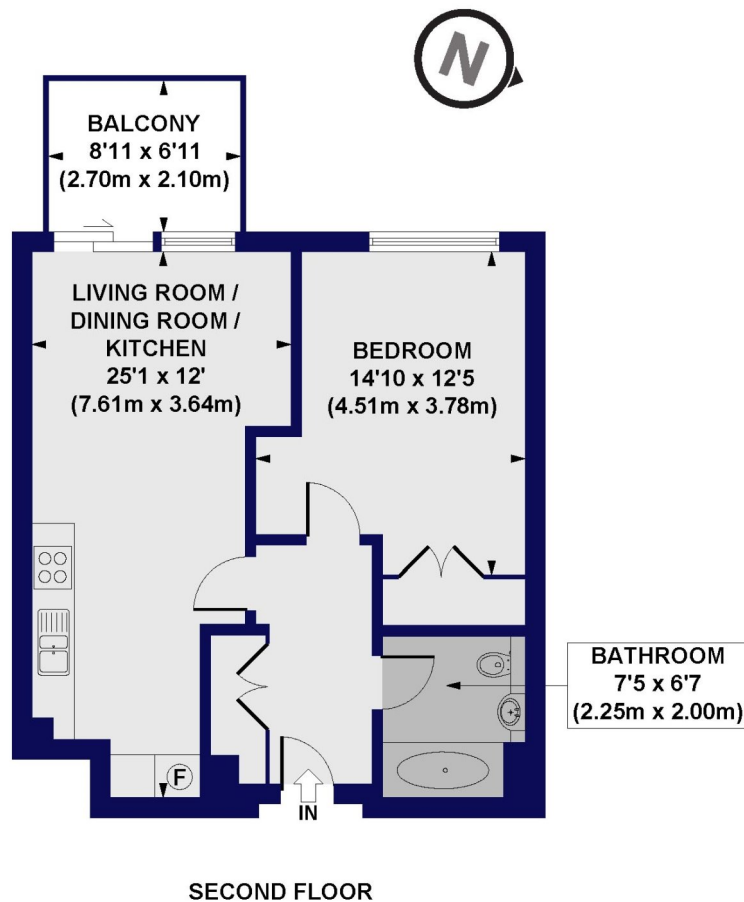
\*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries. \*

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**Catalina House, Canter Way, E1**  
**Approx. Gross Internal Floor Area 553 sq. ft / 51.33 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>	86	86
(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	

<https://www.winkworth.co.uk/sale/property/SHO240316>

**Tenure:** Leasehold

**Term:** 115 year and 11 months

**Service Charge:** £2621 per annum

**Ground Rent:** £ 300 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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