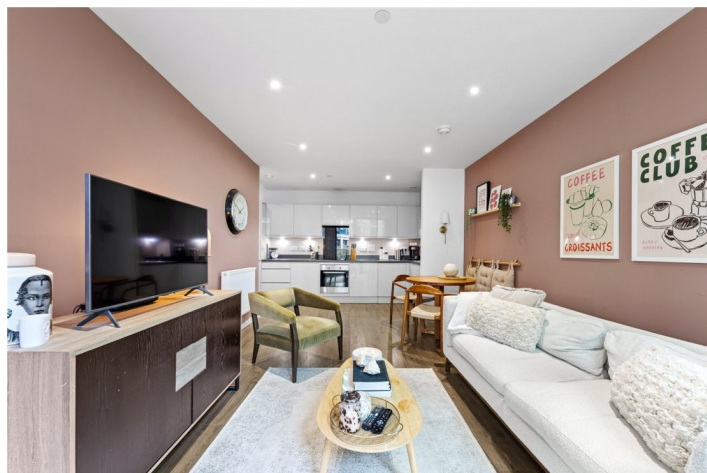
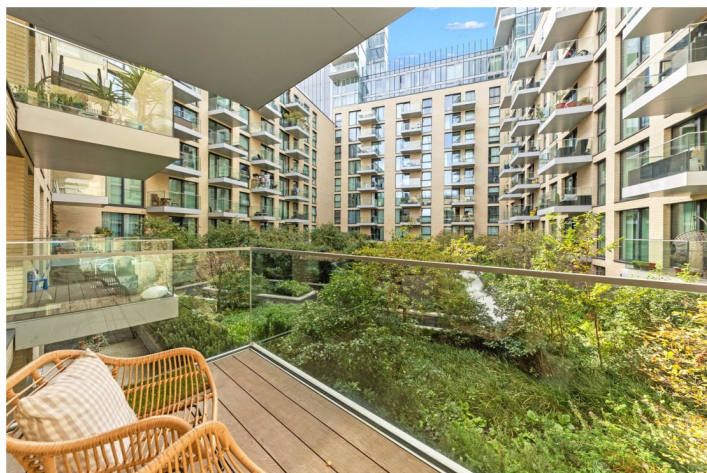




PIMENTO HOUSE, BRIDLE MEWS, LONDON, E1  
**£650,000 LEASEHOLD**

## IMMACULATELY PRESENTED 2-BEDROOM APARTMENT WITH PRIVATE BALCONY IN GOODMAN'S FIELDS

Shoreditch | 020 7749 7650 | [shoreditch@winkworth.co.uk](mailto:shoreditch@winkworth.co.uk)

**Winkworth**



## DESCRIPTION:

Set within the sought-after Goodman's Fields development, this immaculately presented two-bedroom, one-bathroom apartment is situated on the second floor of Pimento House.

Built in 2019, the apartment has been immaculately kept over the past seven years and remains in excellent condition throughout. Spanning approximately 710 sqft, the property offers well-proportioned accommodation, including a large master bedroom, a second bedroom and a versatile additional nook, ideal for a home office or study space. There is also a good-sized contemporary bathroom and a bright, comfortable living area.

A particular highlight is the private balcony overlooking the peaceful communal courtyard, providing a pleasant outdoor space and a quiet outlook within this popular development.

Residents benefit from an excellent range of on-site amenities, including a 24-hour concierge service, residents' swimming pool, spa and gym, as well as a private cinema room. These facilities provide an added level of convenience and leisure, creating a well-equipped and desirable residential environment.

The property is ideally positioned for excellent transport links, making it particularly convenient for commuters and those looking to enjoy everything East and Central London has to offer. Aldgate, Spitalfields and the City are all within easy reach, with an array of restaurants, bars, shops, markets and cultural attractions close by. The location offers the perfect balance of easy access to the heart of the City and the vibrant atmosphere of Spitalfields and Shoreditch, while the development itself provides a peaceful setting to return home to.

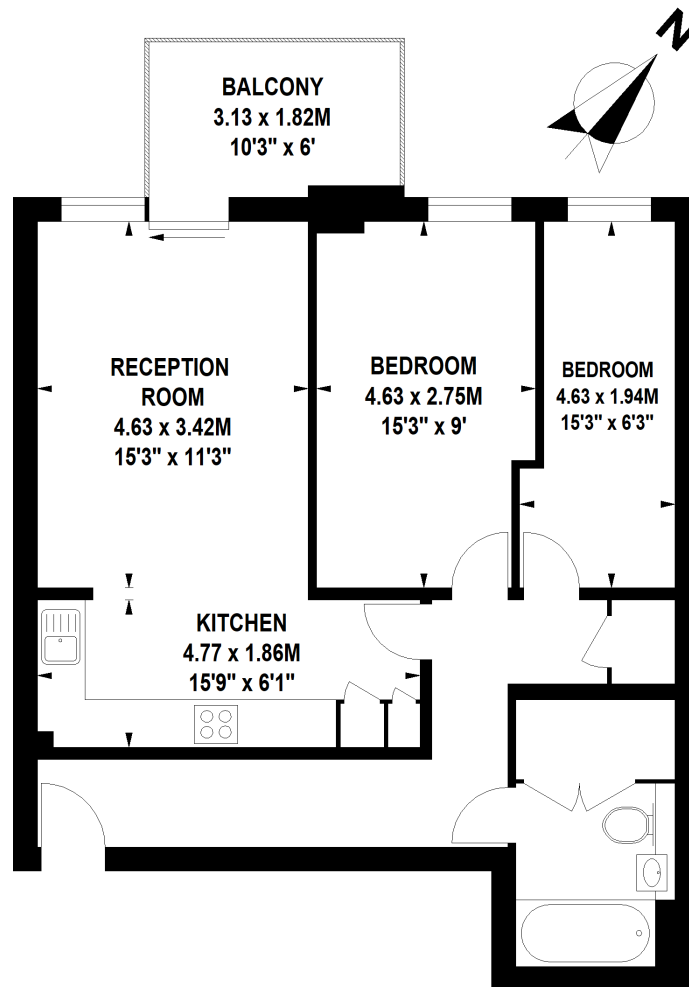
**Winkworth**



Winkworth

# Pimento House, Bridle Mews, E1

Approximate Gross Internal Area 66 sq.m / 710 sq. ft



## Second Floor

Floor Plan produced for WINKWORTH by Mays Property Marketing © . Tel 020 3397 4594  
Illustration for identification purposes only. Not to scale.

Orientation, measurements, and other details are approximate and for guidance only,  
purchasers should verify details independently.

Where a room has a sloping ceiling the dotted line marks 1.50M height,  
and all measurements shown are at floor level.

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             | 86 B    | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

<https://www.winkworth.co.uk/sale/property/SO260198>

**Tenure:** Leasehold

**Term:** 117 year and 0 months (Subject to change)

**Service Charge:** £4651.92 per annum (approx.)

**Ground Rent:** £ 804.95 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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