



CATALINA HOUSE, CANTER WAY, E1  
**£875,000 LEASEHOLD**

## LUXURIOUS TWO-BEDROOM APARTMENT WITH TWO PRIVATE BALCONIES IN CATALINA HOUSE, GOODMAN'S FIELDS

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#### **DESCRIPTION:**

Set within Catalina House in the highly desirable Goodman's Fields development, this beautifully presented two-bedroom modern apartment is located on the third floor and extends to approximately 880 sqft, offering well-proportioned contemporary living space with high-quality finishes throughout.

The apartment features a bright and spacious open-plan kitchen and living area, designed for modern living and entertaining. Large windows allow for excellent natural light and provide access to a private balcony directly from the living space, overlooking the residents' landscaped communal gardens and providing a quiet and peaceful setting. Generous in size, the balcony comfortably accommodates a table and chairs, ideal for al fresco dining.

The principal bedroom benefits from a dedicated dressing area with built-in mirror-fronted wardrobes, leading through to a luxurious en-suite bathroom featuring both a generously sized bath and a walk-in shower. The second bedroom also includes built-in mirror-fronted wardrobes and enjoys access to its own private balcony, which also overlooks the communal gardens and offers additional outdoor space. A separate modern family bathroom serves the remainder of the apartment.

Further benefits include a large coats and storage cupboard off the hallway, ample built-in storage throughout, underfloor heating, and air conditioning with warm air throughout, ensuring year-round comfort.

The contemporary kitchen is fitted with high-quality Siemens and Neff appliances, including a washer dryer, fridge freezer, ceramic hob, microwave, oven, and wine cooler, combining style with practicality.

Residents of Catalina House benefit from the excellent Goodman's Fields amenities, including a 24-hour concierge service accessed via Satin House, a fully equipped residents' gym, luxury swimming pool and spa facilities, a private cinema room, beautifully maintained interior landscaped gardens, and a residents' roof garden, providing a range of spaces to relax and unwind.

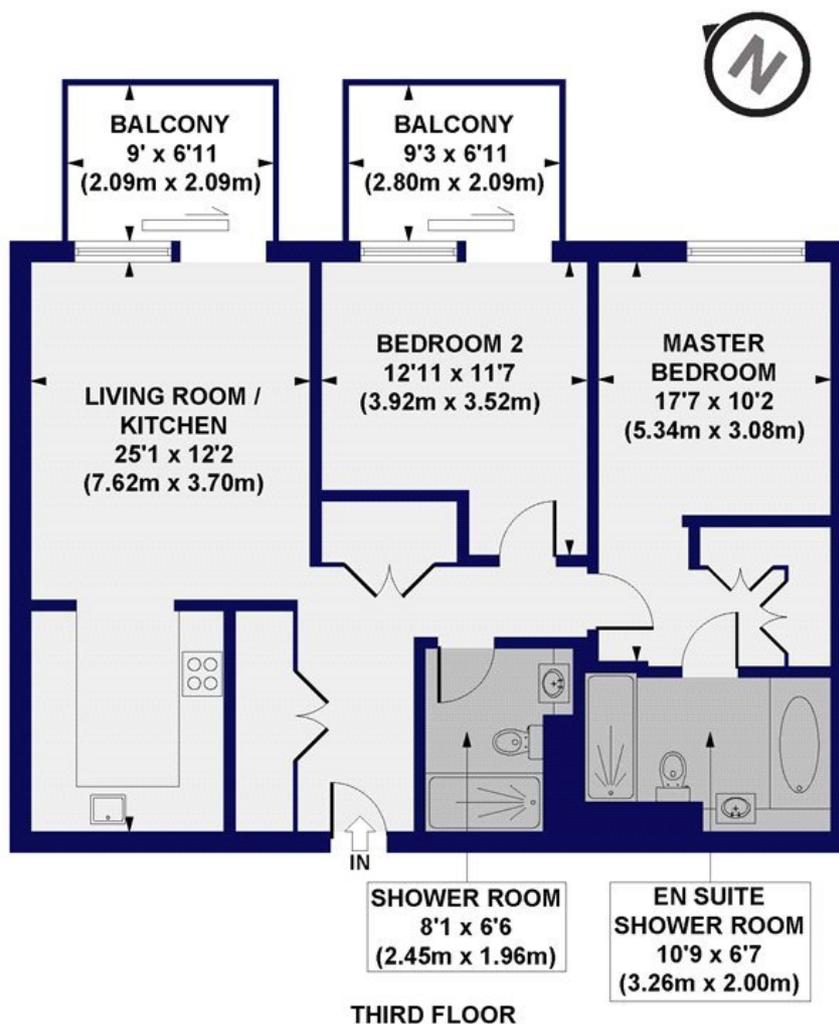
Ideally positioned on the edge of the City, the development is within easy reach of Aldgate, Spitalfields Market, Wapping and St Katharine Docks, offering a fantastic selection of restaurants, cafés, bars and scenic riverside walks. The neighbourhood also benefits from several supermarkets nearby and a variety of restaurants located within Goodman's Fields itself, making everyday living extremely convenient. The property is also exceptionally well connected, with Aldgate and Aldgate East stations just a short walk away, providing excellent transport links across London.

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**Catalina House, Canter Way, E1**  
 Approx. Gross Internal Floor Area 869 sq. ft / 80.77 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	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Tenure:** Leasehold

**Term:** 986 year and 0 months (Subject to change)

**Service Charge:** £6844.34 per annum (approx.)

**Ground Rent:** £ 600 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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