



**HARVARD HOUSE, ALIE STREET, LONDON, E1  
OFFERS IN EXCESS OF £500,000 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 and comfortable living in the heart of E1.

The flat extends to approximately 729 sqft and features a spacious open-plan kitchen and living area, ideal for both everyday living and entertaining. The modern kitchen is seamlessly integrated into the living space, which benefits from excellent natural light and direct access to a private balcony positioned at the rear of the property, providing a quiet outdoor retreat.

Both bedrooms are generously sized, with the principal bedroom benefiting from an en-suite bathroom, while a second contemporary bathroom serves the remainder of the apartment.

Perfectly located, the property is within close proximity to excellent transport links, offering easy access across London. St Katharine Docks, The City, and a wide range of local amenities, restaurants, and shops are all within walking distance, making this an ideal home for professionals seeking convenience combined with period charm.

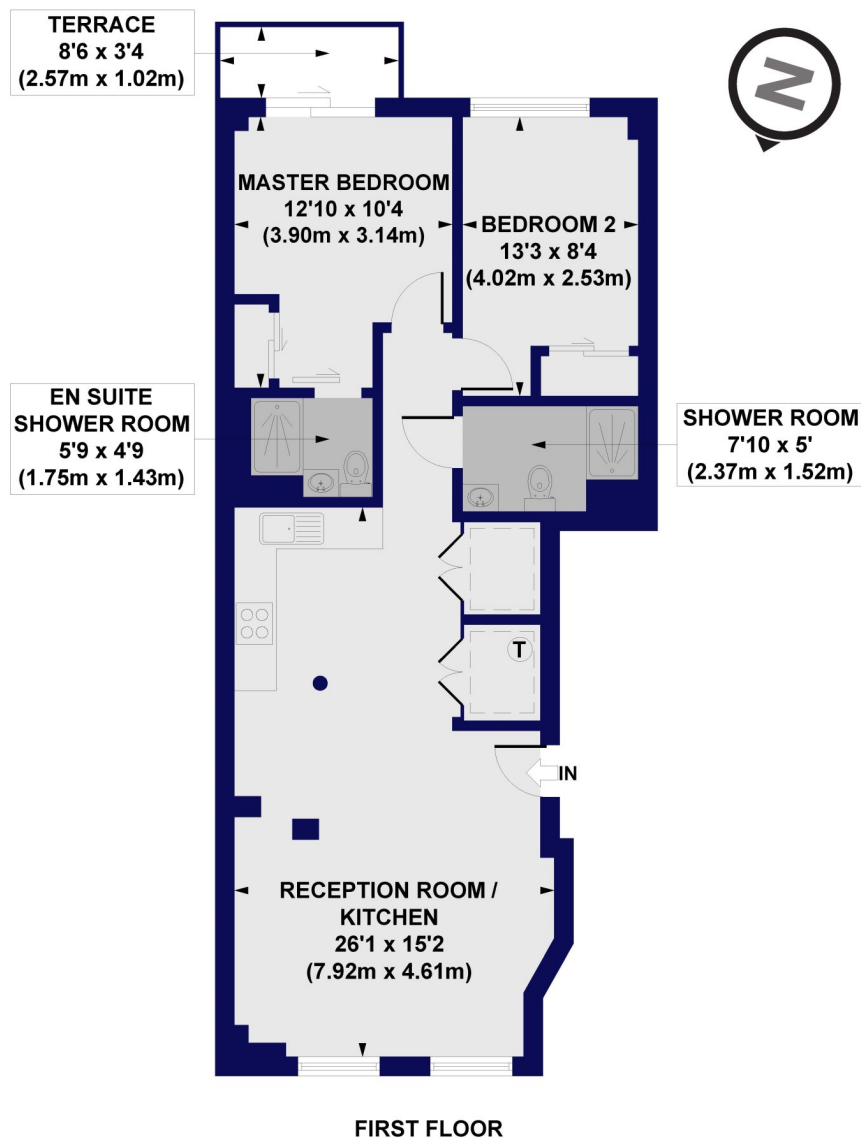
An excellent opportunity to acquire a well-located and thoughtfully laid-out apartment in a highly desirable central London setting.

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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 11 months

**Service Charge:** £2666 per annum

**Ground Rent:** £ 760.21 Annually (subject to increase)

**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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