



## **Neroli House, 4 Piazza Walk, London, E1 8ZH**

**£750 Per Week**

A LOVELY ONE BEDROOM APARTMENT LOCATED ON THE 18TH FLOOR OF NEROLI TOWER PART OF THE LANDMARK "GOODMANS FIELDS" DEVELOPMENT LOCATED ON THE EDGE OF THE CITY BETWEEN TOWER BRIDGE AND ALDGATE

Open plan living room with luxury fitted kitchen, floor to ceiling windows with breathtaking views over the City & towards Canary Wharf, air cooling system and luxury bathroom suite.

The development offers a luxurious resident's gym / spa, swimming pool, private cinema, and 24 hour concierge.

Host of shops, cafes, pubs and supermarket within the development!

Short walk into the City, easy access to Canary Wharf and the West End.

Comes furnished. PROPERTY AVAILABLE FROM 13TH JUNE

- AMAZING VIEWS
- FURNISHED TO HIGH STANDARD
- 24 HOUR CONCIERGE
- 18TH FLOOR
- 1 BEDROOM APARTMENT
- RESIDENTS POOL, GYM & SPA
- FLOOR TO CEILING WINDOWS
- AVAILABLE FROM 13TH JUNE
- RESIDENTS CINEMA
- AIR COOLING SYSTEM



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**NEROLI HOUSE**



**RESIDENTS GYM**



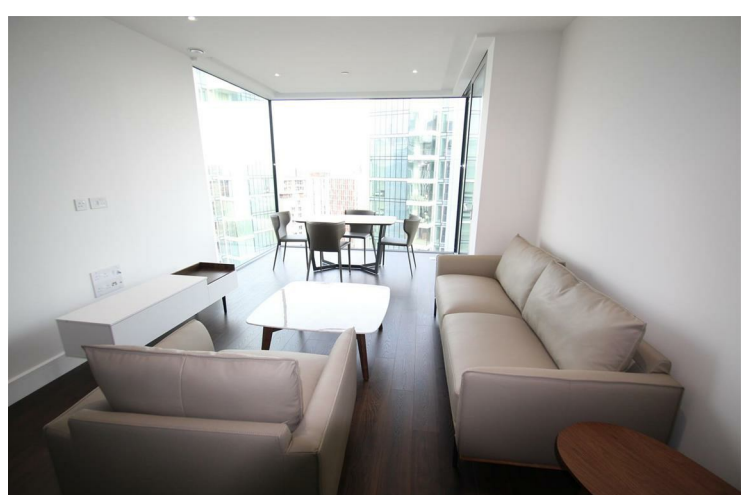
**RESIDENTS CINEMA**



**RESIDENTS SPA**



**RESIDENTS POOL**



**RECEPTION ROOM**



# Neroli House, 4 Piazza Walk, London, E1 8ZH



**KITCHEN**



**BATHROOM**



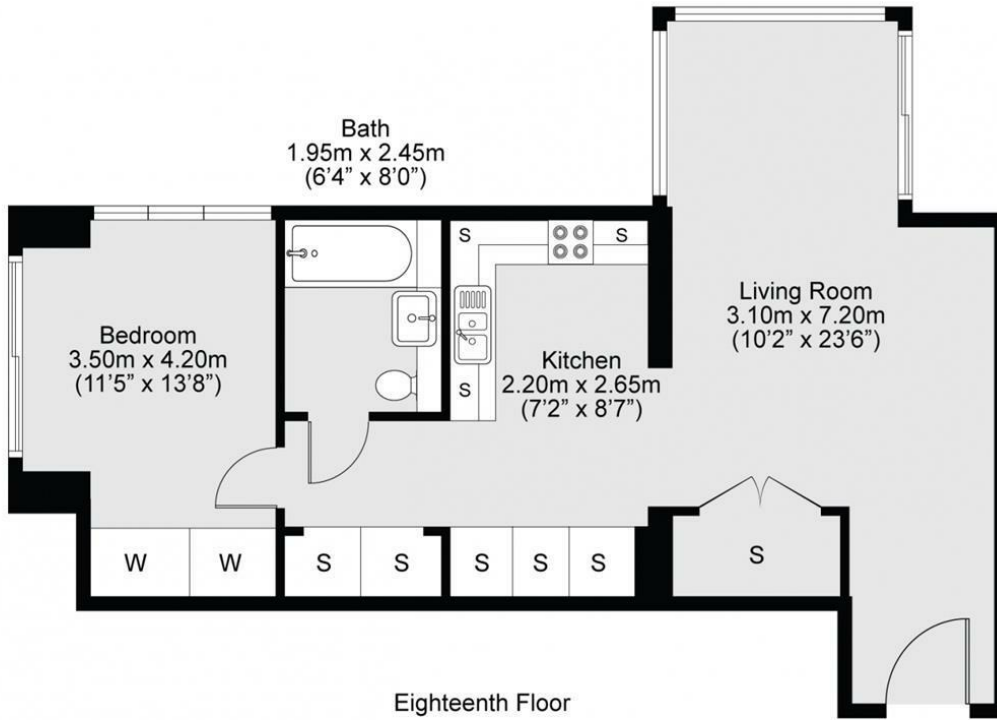
**RECEPTION ROOM**



**VIEW FROM RECEPTION ROOM**



**BEDROOM**



**GROSS INTERNAL AREA(GIA)**  
The footprint of the property  
73.0sqm / 785.7sqft

**TOTAL STORAGE SPACE**  
Storage and wardrobe total area  
10.5sqm / 113.0sqft

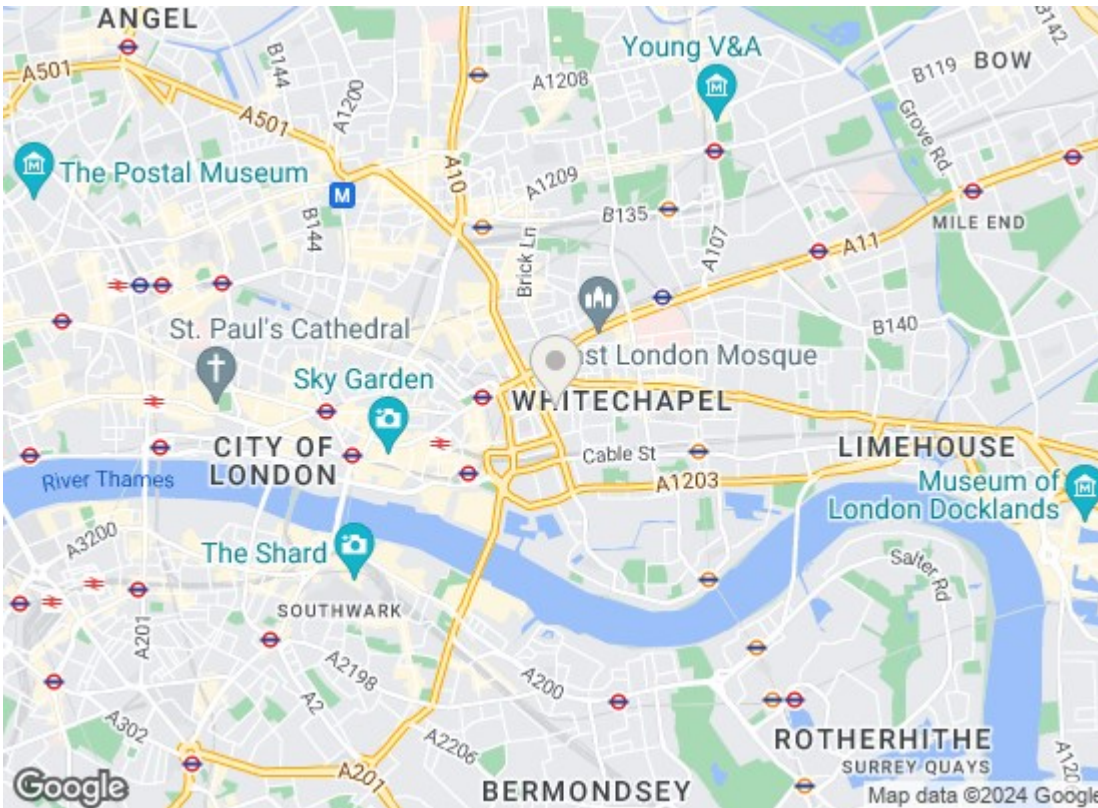
**EXTERNAL STRUCTURAL FEATURES**  
Balcony, Terrace, Verandah etc.  
0.0 sqm / 0.0sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
0.0 sqm / 0.0sqft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>91</b>	<b>91</b>
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.