







Cassia House, Goodman's Fields, Aldgate E1

Asking price **£1,790,000** | Leasehold



Cassia House, Goodman's Fields, Aldgate E1

-  2 Bedrooms
-  2 Bathrooms
-  1 Reception
-  Balcony
-  Private Roof Terrace
-  Parking
-  Fitness Facilities
-  24 - Hour Concierge
-  0.3 MI Aldgate East

This modern duplex penthouse property with a roof terrace affording panoramic views of the City of London and its landmarks is part of the luxury Goodman's Fields development in Aldgate. The property spans over 1,219 sq ft / 113.23 sq m and comes with a secure, underground parking space. Internally, there is a light and lofty open-plan kitchen/dining and entertaining room that extends onto a large private terrace with impressive area views. The master bedroom has an ensuite walk in shower, extensive wardrobe space and access to a private balcony. The second double bedroom has a large built-in wardrobe and opens out onto the terrace.

Upstairs is a glass-enclosed (two walls and the roof) room ushering in to the lower floor a phenomenal amount of natural light. This space could be used as a study, entertainment lounge or sit back and enjoy the City skyline whatever the weather.

The property has an ample entrance lobby with a guest cloakroom and generous utility space.

The private, L-shaped terrace runs to a spacious 942 sq ft. Wrapped by high frosted glass panels, the terrace is tiled and decked for seating and entertaining.

Internal features include extensive floor-to-ceiling glazing with sliding doors, engineered oak floors, underfloor heating, central cooling, recessed lighting, bespoke kitchen cabinetry with built-in, high-end appliances including a wine cooler, large format porcelain wall and floor tiling, smart bathroom fittings, and luxury ware.

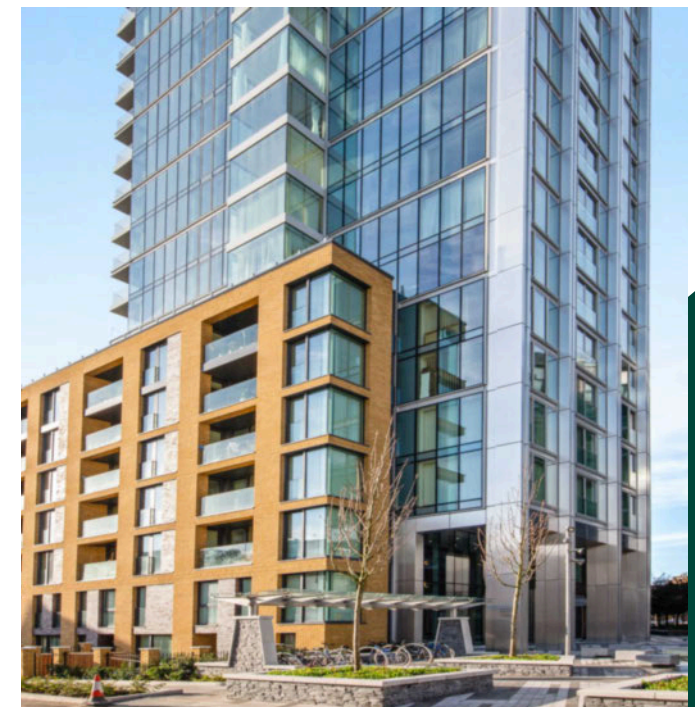
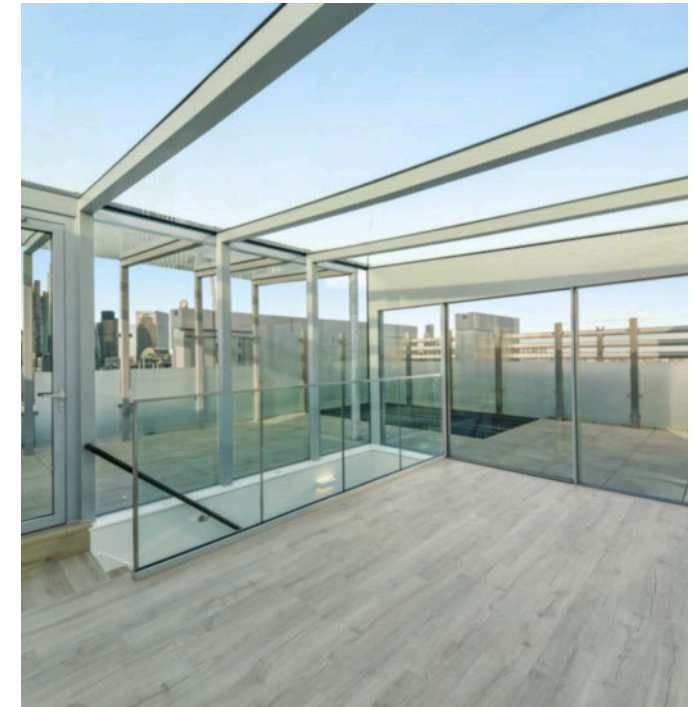
Residents of Goodman's Fields have access to a private gymnasium, swimming pool, spa facilities, a private cinema and business lounge, 24-hour concierge services, and two acres of manicured gardens. The neighbourhood has a fantastic range of cafes, shops and restaurants. There is also a Curzon Cinema and an NHS practice within the site. Goodman's Fields development is located in London Travel Zone 1, close to several transport links including Aldgate East (District and Hammersmith & City), Aldgate (Circle and Metropolitan), and Whitechapel (Elizabeth Line) Station. Rail, DLR and bus services are also available from the nearby Tower Gateway, Fenchurch and Bank.

Goodman's Fields development scheme was drawn up by Lifschutz Davidson Sandilands architects. Built by Berkeley Homes it was completed in 2019.

Tenure: Leasehold (988 years remaining) **Local Authority:** Tower Hamlets

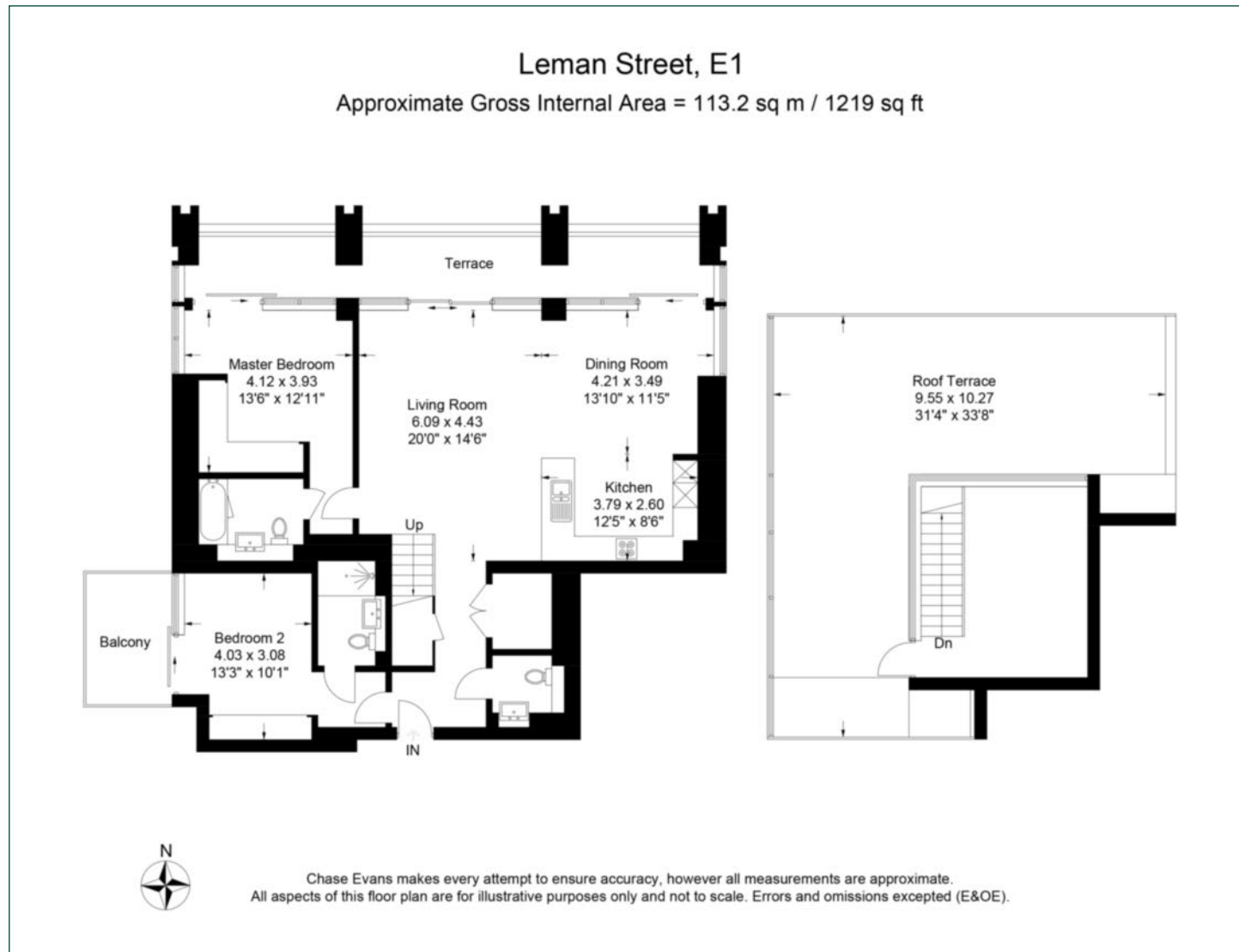
Ground Rent: £750 p.a. **Council Tax Band:** F

Service Charge: £12,874 p.a. **EPC:** C



Floorplan

113,23 sq ft | 1,219 sq m



City & Aldgate

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We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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