



LOVE LIVING  
HACKNEY



Perilla House Stable Walk, London, E1 8ZF

Offers in excess of £500,000



# PERILLA HOUSE



# Perilla House Stable Walk

London, E1 8ZF

- Luxury Studio apartment
- Spa facilities
- Wooden flooring throughout
- 24 Hour Concierge
- Cinema for residents
- Indoor pool
- Gym
- Business lounge

## The Home -

A large studio on the 4th floor apartment set within the luxurious Goodman's Fields, Berkeley Homes' flagship development located in E1. This exquisite property benefits from a spacious open plan living room, fully fitted & integrated high specification kitchen complete with wine cooler, luxury bathroom suite and integrated wardrobe in sleeping area.

Residents enjoy access to a private gymnasium, swimming pool, spa facilities, private cinema, two acres of carefully manicured gardens, access to a business lounge and 24 hour concierge. Goodman's Fields is also ideally placed for an unrivaled selection of local amenities and excellent transport links. Being only moments from Aldgate and Aldgate East station this property is an ideal hub for District, Hammersmith & City, Circle or Metropolitan line services. From here in the heart of The City commutes to areas such as Bank are achievable in 12mins via DLR services and Bond Street in 19mins via Underground Services.



## The Indoors

This beautifully designed home features a spacious bedroom area with built-in wardrobes, a luxurious bathroom with high-end fittings, rainfall shower, and underfloor heating, and a bright open-plan living area with floor-to-ceiling windows offering panoramic views. The modern, high-spec kitchen includes premium integrated appliances such as a dishwasher, oven, induction hob, and fridge-freezer. Wooden flooring throughout the hallway and living areas adds warmth and style.

## The Outdoors

The property looks out over the landscaped piazza and is in the heart of the development. Goodman's Fields stands as a fresh, award winning seven acre hub for food, beverages, wellness, and entertainment in the Aldgate East area. What was once an outdated postal sorting facility, just a short stroll from Aldgate East Tube station, has been reimaged into one of London's most dynamic and historically rich urban neighbourhoods, directly adjacent to the City of London. Enjoy dining, drinking, socializing, and shopping across a diverse array of bars, restaurants, and fitness centers. Watch blockbuster movies at the on-site cinema, test your wits in escape rooms with friends, or grab everyday groceries and treats from the three nearby supermarkets. The development also includes two gyms, a pharmacy, and an NHS health center to support your health needs, alongside inviting green areas like the Main Piazza, Four Seasons Garden, and Chaucer Gardens, these spaces regularly host community events throughout the year. Overall, Goodman's Fields brings energy and a true sense of community to its surroundings. Situated mere moments from the busy financial district, it serves as a refreshing urban retreat, seamlessly blending leisure, professional life, and personal wellness in one of London's most diverse and lively districts.



### Loving the Location

Goodman's Fields sits right on the edge of the City of London and is conveniently close to the River Thames. Nearby neighborhoods like Shoreditch and Spitalfields provide outstanding options for shopping, restaurants, and vibrant nightlife.

Aldgate delivers a dynamic urban lifestyle, with easy access to both professional and leisure opportunities. The local property scene features some of the City's most impressive modern developments, such as Goodman's Fields, Altitude Point, and others, all positioned just steps from the financial district. Aldgate is within easy walking distance of London's main business area, turning daily commutes into a breeze, while the lively traditional spots of Shoreditch and Brick Lane are only a short stroll away..

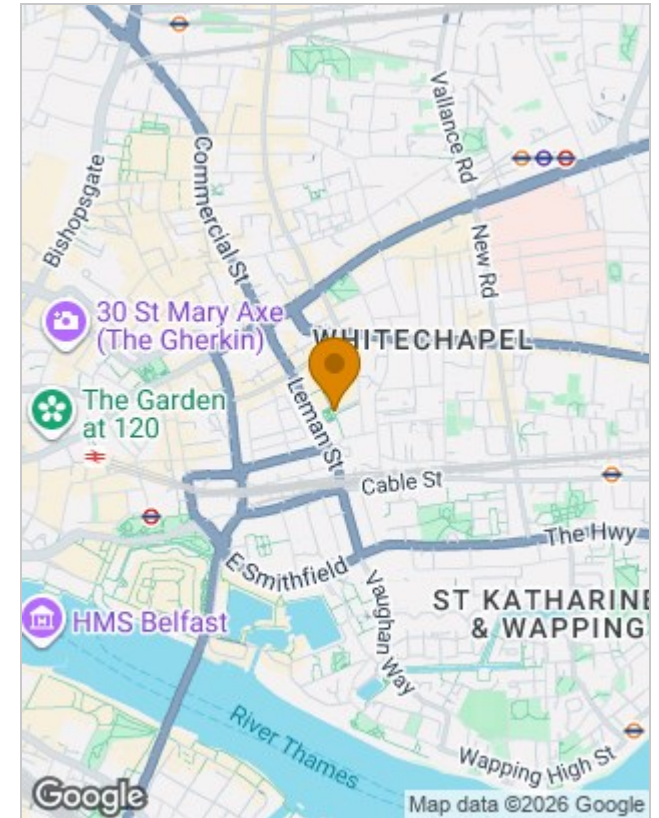




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	84
(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	

## Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Studio 74, Containerville 1 Emma Street, London, E2 9DT

Tel: 0203 005 2600 Email: [hello@loveliving.uk](mailto:hello@loveliving.uk) <https://www.loveliving.uk>