



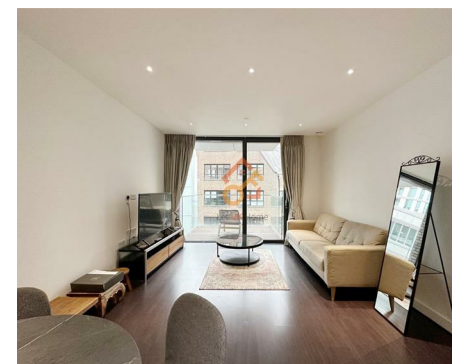
Let **UK** Home

2 Bedrooms

E1 8QB

Located in London

£1,000,000



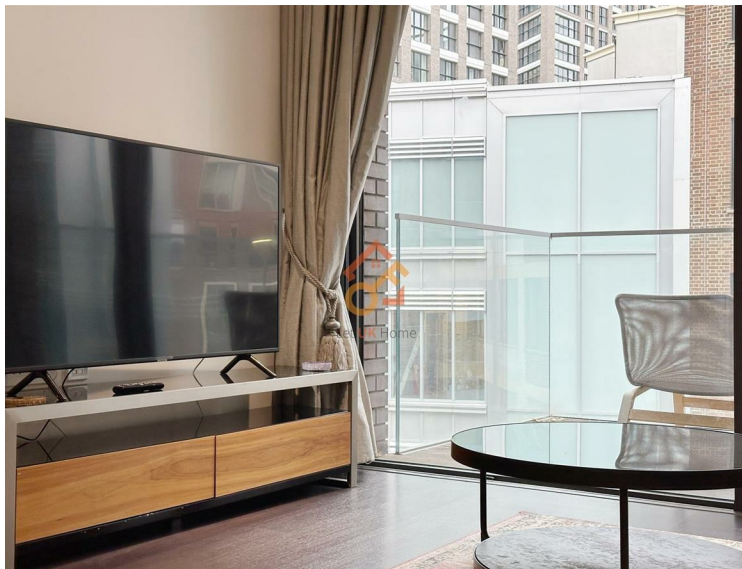
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01795 358 886



Meranti House, 84 Alie Street, London E1



Let UK Home presents this bright two-bedroom apartment in Meranti House in Goodman's Fields. Property Reference: LUH 640

This property comprises a large bright open plan kitchen and living room leading to balcony with great views, two bedrooms with wardrobes(master with ensuite), a large family sized bathroom and ample storage. A virtual viewing is provided.

The residents of this apartment will benefit from Concierge Service, Private Cinema, Gym, Swimming Pool and SPA. The building also includes a Business and Leisure Bar, Garden, small Square, and a Public Art Gallery designed by Murdoch Wickham.

The transportation network of Goodman's Fields is well-developed, with multiple subway/bus stops within walking distance, allowing for quick access to various parts of London. It is possible to walk to Aldgate East subway station, which connects the District Line and the Hammersmith & City Line; 5 stops directly lead to St Pancras Station (Eurostar), 3 stops to Liverpool Street Station, and 7 stops to Covent Garden; walking to Aldgate subway station connects the Circle Line, the Metropolitan Line, and the Tower Gateway Light Rail Station; taking the DLR, it takes 3 stops to Canary Wharf; In addition, there is the Leman Street (Stop OH) bus stop, from which you can take buses 786/788/789.

- 5th Floor
- Private Cinema
- Swimming Pool
- Business and Leisure Bar
- Public Art Gallery

- Concierge Service
- Gym
- SPA
- Virtual Viewing Available
- EPC Rating: B



Apt. 426 & 526	101.4 sq.m	1091 sq.ft
Apartment Area	96 sq.m	1033 sq.ft
Balcony/Terrace Area	5.4 sq.m	58 sq.ft
Living Room/Dining	5.44m x 3.71m	17'10" x 12'2"
Kitchen	3.00m x 1.96m	9'10" x 6'5"
Master Bedroom	4.15m x 3.81m	13'8" x 12'6"
Bedroom 2	4.23m x 2.97m	13'10" x 9'9"



Let **UK** Home

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Council Tax Band: F

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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