



**Alie Street, Goodmans Fields, London E1**

Goodman's Fields is a new urban quarter on the doorstep of London's financial hub comprising of luxury studio, 1, 2 and 3 bedroom apartments and penthouses set within beautifully landscaped surroundings. A brand new off plan 2 bedroom 2 bathroom apartment with balcony for sale in the upcoming Meranti House, which is part of the new luxury Goodman's Fields development. The apartment comes with engineered wooden flooring throughout the halls and lounge, a high specification fully fitted open plan Poggenpohl kitchen with dishwasher, induction cooker and wine cooler, light and airy lounge space with courtyard views, modern bathroom with underfloor heating and access to a beautifully landscaped tenth floor roof garden. Residents also have access to the onsite gymnasium, swimming pool and spa, plus 24 hour concierge and private cinema room. Set around a central Main Plaza with pedestrian walkways, luscious greenery and vibrant restaurants, Goodman's Fields will provide a new city destination for London. All apartments benefit from balconies, terraces or winter gardens, architecture by award-winning Lifschutz Davidson Sandilands, interiors by renowned Johnson Naylor. Completion anticipated for Q3 2017. The internal photographs and CGIs are for indicative purposes only. Goodman's Fields is located on the doorstep of the City of London and within close proximity to the River Thames. Shoreditch and Spitalfields are also nearby, and offer excellent shopping, dining and nightlife. Aldgate and Aldgate East tube stations are within 0.3 miles and provide superb transport links around London on the Circle, District, Metropolitan, and Hammersmith & City lines. All distances and times are approximate.

**2 Bedrooms : Bathroom : Shower Room : Reception Room : Kitchen : Balcony : 24 Hour Concierge : Leisure Facilities : EPC Rating TBC**

**£900,000 Subject To Contract**

Leasehold, expires 01/01/3012



# Terms and Conditions

## Price

£900,000 Subject To Contract

## Tenure

Leasehold, expires 01/01/3012

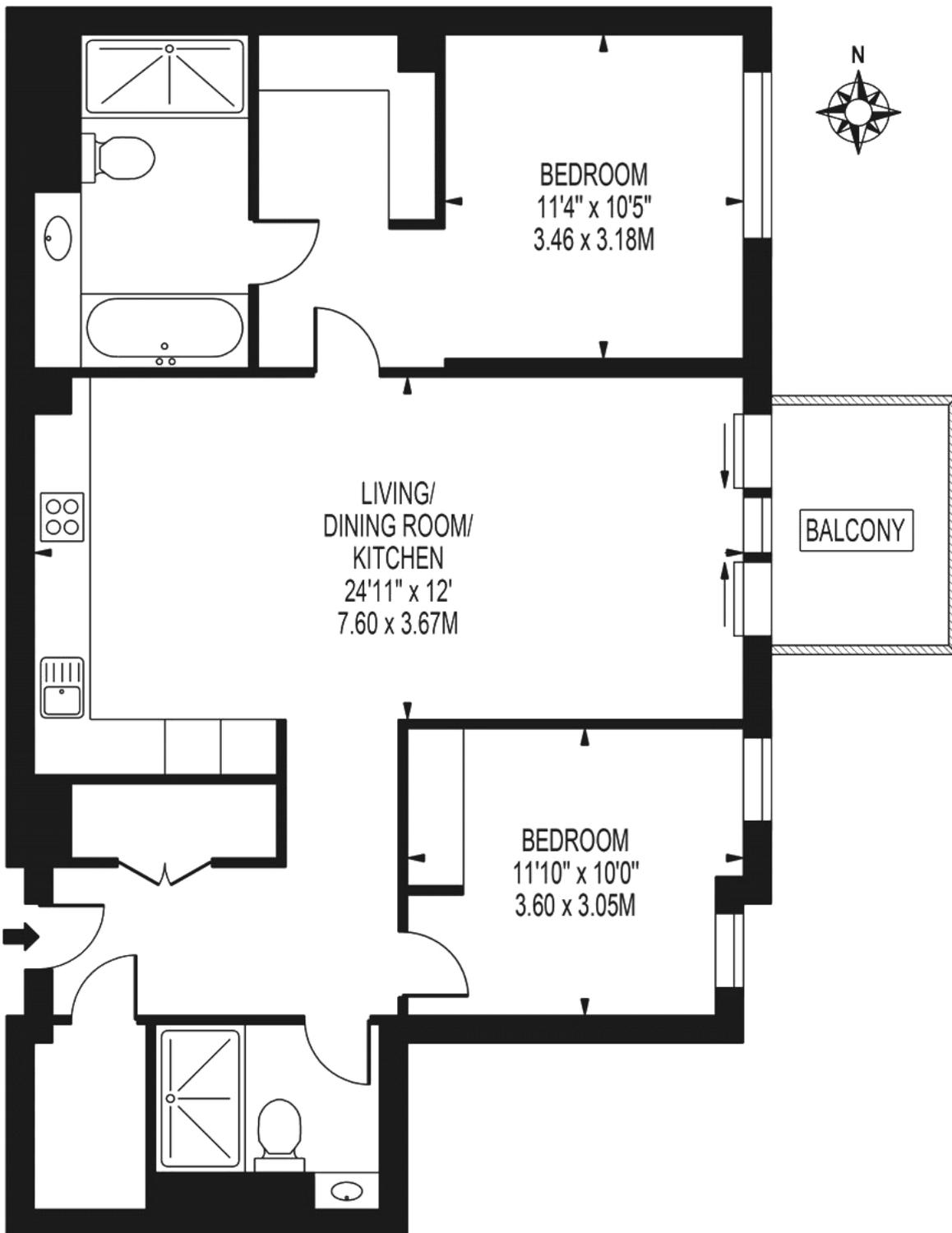
### Disclaimer

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The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A buyer should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the property redress scheme which we are a member of.

# MERANTI

APPROXIMATE GROSS INTERNAL FLOOR AREA: 936 SQ FT - 86.96 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	