

£660,000.00

14, Piazza Walk, Tower Hamlets, London E1 8ZH



PROPERTY OVERVIEW

1 Bedroom 1 Bathroom

GHE is proud to present this beautifully designed one-bedroom apartment in Neroli House, part of the award-winning Goodman's Fields development.

Located on the second floor, the apartment features a bright open-plan kitchen and living area, flooded with natural light through the large floor-to-ceiling windows. Finished to a high standard, the kitchen is fully fitted with integrated Siemens appliances. A private balcony extends the living space and provides a peaceful area to relax.

The generous double bedroom benefits from a built-in wardrobe, offering ample storage, while an additional storage cupboard in the hallway ensures everyday essentials are neatly tucked away. The apartment is completed by a stylish, three-piece bathroom with high quality fittings. The underfloor heating and double glazed windows ensure year-round comfort and energy efficiency.

Residents enjoy exceptional amenities, including a 24-hour concierge service, a private wellness centre with gym, swimming pool, sauna and steam room, a cinema room, business centre and beautifully landscaped communal gardens. The development also benefits from on-site shops, restaurants and cafés.

Perfectly positioned, the

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London SE1 6EW

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property provides easy access to the city, with Aldgate East station just a short stroll away, making it an ideal home for professionals seeking luxury, comfort, and connectivity.

Length of lease: Approximately 986 years remaining
Service charge: circa £4350 per annum
Ground rent: £550 per annum

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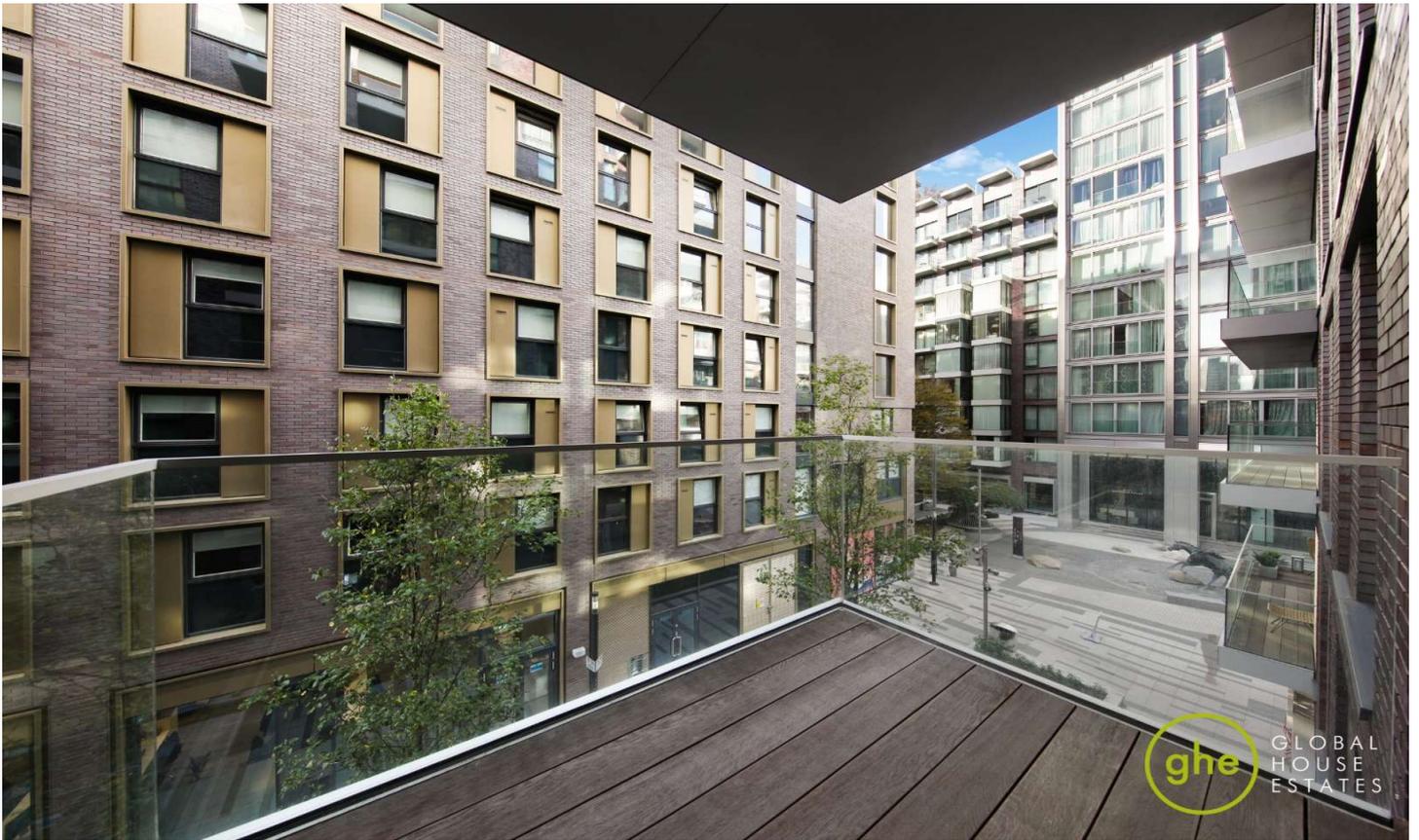


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Piazza Walk, E1 8ZH

Approx Gross Internal Area = 50.06 sq m / 539 sq ft

Balcony = 5.17 sq m / 56 sq ft

Total = 55.23 sq m / 595 sq ft



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	◀ 85	◀ 85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU	

Directive

2002/91/EC

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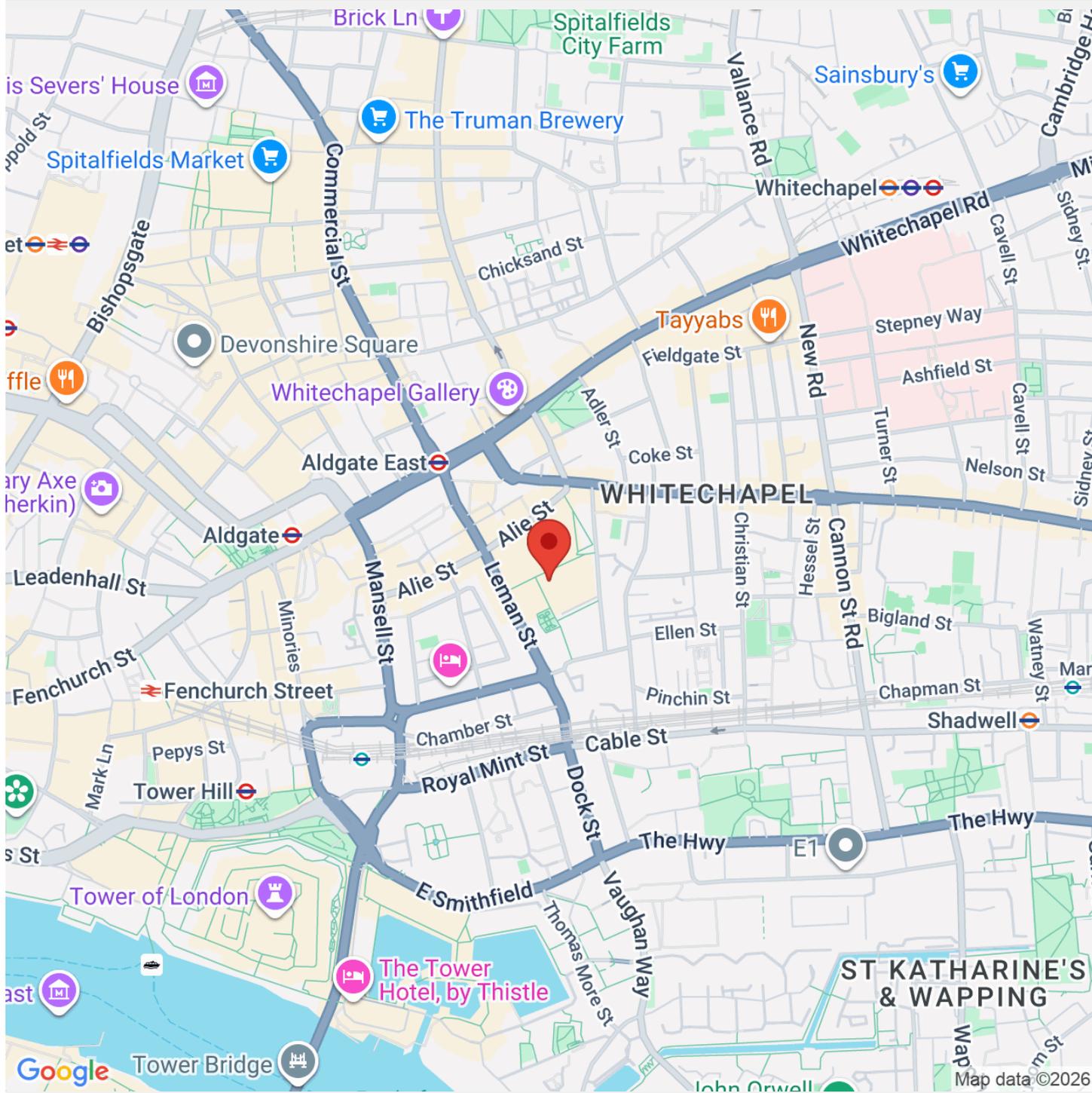
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