



Alie Street, Aldgate, E1

Asking Price: £480,000

Benham
& Reeves

Alie Street, Aldgate, E1

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This impressive one bedroom apartment, tailored for modern and flexible living is located on the 3rd floor of a contemporary purpose built block. The flat offers an open-plan living space with a fully integrated kitchen leading to a generous balcony. There is wood flooring, recessed lighting, a good sized-bedroom with fitted storage and a contemporary bathroom.

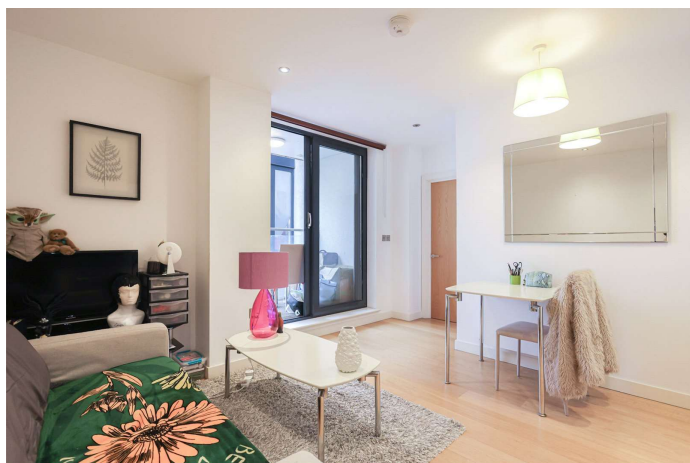
The apartment includes Bosch appliances throughout the kitchen and a modern bathroom.

Lattice House is a small-scale, lift served residential development with bike storage. An entry phone system provides access via communal areas. There are several amenities located nearby including restaurants, bars, cafés, shops and cultural attractions including the Whitechapel Gallery, Brick Lane and Spitalfields Markets.

The development is located close to several transport links including Aldgate East Underground station (0.2 miles), ideal for commutes along Circle and District lines.

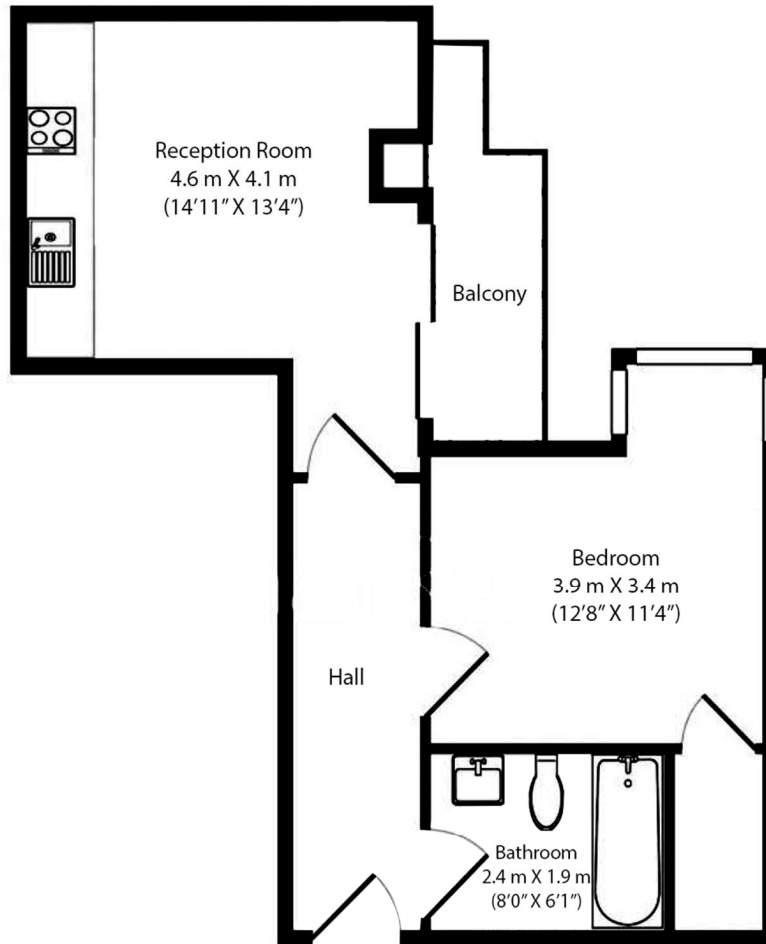
Property Features:

- One bedroom
- One bathroom
- 426 square feet
- 3rd floor
- No chain
- Private balcony
- Communal roof terrace
- 0.2 miles from Aldgate station



3rd Floor

Total Gross Internal Area
39.6 Sq/m - 426 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£480,000
Tenure:	Leasehold Expires 25/03/3011 Approximately 987 Years Remaining
Ground Rent:	£250.00 (per annum) 2023
Service Charge:	£2,131.00 approx. (per annum) 2023
Anticipated Rent:	£2,210.00 pcm Approx. 5.5% Yield

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH230349

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