

## 2 Bed Apartment In Neroli House 14 Piazza Walk, Aldgate East, E1 8ZH

£3,590 Monthly





## SHORT DESCRIPTION

Property Ref: 11523 Set within the highly sought-after Goodman's Fields award winning Berkeley Homes development. This luxury 2nd floor, 2 bedrooms, 2 bathrooms apartment measures at a large 847 Sq Feet. Comes fully furnished and is finished with wooden floors, full-length windows and boasts a specification, which includes under floor-heating, comfort cooling and wiring for high speed broadband. Key features • Luxury 847 Sq Ft, 2 Bedrooms, 2 Bathrooms Apartment • 2nd Floor, Neroli House • Large Reception Area & Balcony • Two Large Well Equipped Double Bedrooms with Fitted Wardrobes • High Specification Kitchen with Integrated Siemens Appliances • Bespoke Bathroom & En-Suite Walk-in Shower Room • Storage - Utility Cupboard with Siemens Washer-Dryer • High Speed Broadband and Virgin Media (resident subscription required) • CAT5 Connectivity • EPC-B • 24\*7 Concierge Service • Residents Only Pool, Spa, Gym, Cinema, Lounge, Gardens • Cinema, Shops and Eateries within Plaza • Short Walk In To The City & Close To Spitalfields. • Nearby Aldgate (Underground) & Tower Gateway (DLR) Stations Property comprises of large reception area with multi aspects and full-length balcony, open plan kitchen with high end integrated appliances, two large well equipped bedrooms, bespoke bathroom & en-suite shower room and storage - utility room. The development includes 24-hour concierge and residents only pool, spa, gym, cinema, Lounge and gardens. Located moments from Aldgate East, Aldgate (Circle, Metropolitan Lines) and a short walk of Tower Gateway (DLR) stations. The property is also close to the shops of Spitalfields Market, trendy restaurants of Brick Lane and vibrant nightlife of Shoreditch... Nearest stations Aldgate East (0.1 mi) Aldgate (0.2 mi) Tower Gateway (0.3 mi) \*Distances are straight line measurements from center of postcode... Property Type: Apartment Tenure: minimum 12 months Council tax band: F EPC rating: B Measurement: 847 sq.ft. Outside Space: Balcony Heating Type: Underfloor Heating -----

2

Bed Room(s)

2

Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.





## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Date of certificate: 13 May 2019

Total floor area: 79 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:

£ 870

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 174 over 3 years	Not applicable
Heating	£ 447 over 3 years	£ 447 over 3 years	
Hot Water	£ 249 over 3 years	£ 249 over 3 years	
Totals	£ 870	£ 870	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating

	Current	Potential	
Very energy efficient • lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient • higher running costs			
	85	85	

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Disclaimer:** The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

