

PIMENTO HOUSE, BRIDLE MEWS, LONDON, E1  
£190,500 LEASEHOLD

## A TWO BEDROOM APARTMENT WITH SOUTH FACING BALCONY IN GOODMAN'S FIELDS NEAR ALDGATE

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## DESCRIPTION:

30 % Shared Ownership, prospective buyers will need to meet eligibility.

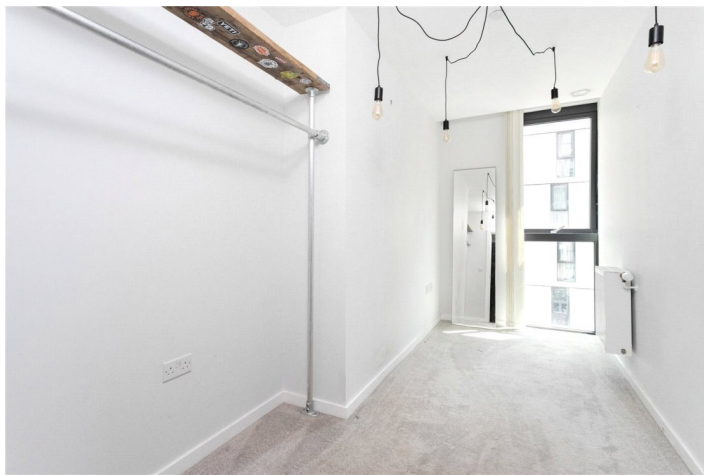
A stunning two-bedroom apartment with private south facing balcony on the second floor of Pimento House, part of the popular Goodman's Fields development.

Standing at 674sq ft., the apartment features floor to ceiling windows and is flooded with natural light throughout. The spacious open plan living room opens onto a private, covered, South facing balcony. Both the bedrooms are of generous size and benefit from floor to ceiling South facing windows. The fully fitted kitchen includes a dishwasher, oven, hob, full length fridge/freezer. The property is completed with a modern family bathroom and a spacious storage cupboard and two separate utility cupboards.

Pimento House is part of Goodman's Fields which is a mixed-use urban quarter providing a selection of beautiful apartments as well as independent coffee shops, cafes and restaurants, a hotel, 2 acres of stunning landscaping and unforgettable public art. Residents benefit from a 24-hour concierge and can have access to the residents' private screening room, pool, gym, and spa for a nominal fee. The development is just moments' walk from the City and Shoreditch.

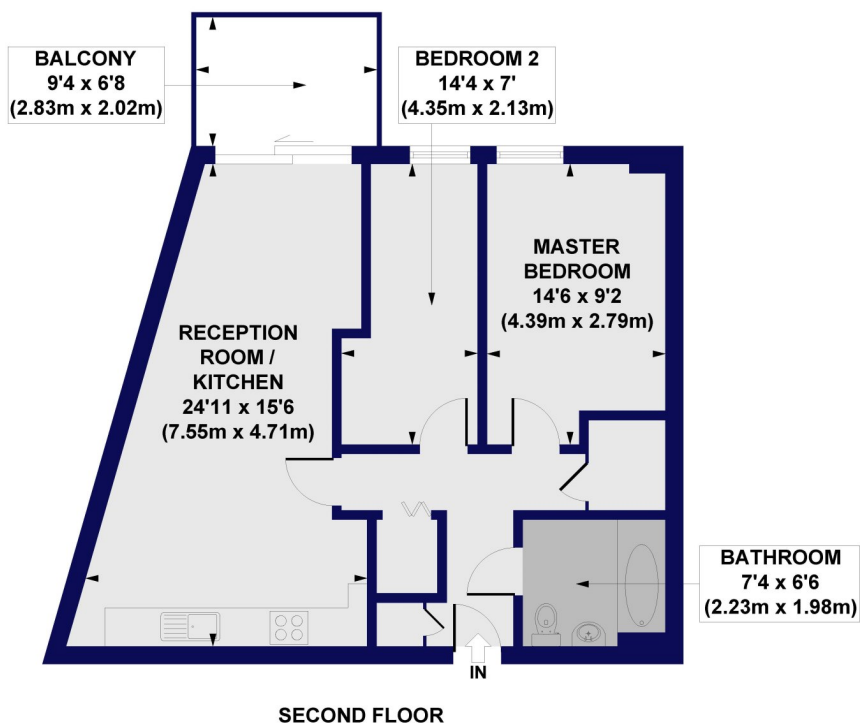
\*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.\*

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**Pimento House, Bridle Mews, E1**  
**Approx. Gross Internal Floor Area 674 sq. ft / 62.63 sq. m**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>	86	86
(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>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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