



## APARTMENT 504 SATIN HOUSE LONDON, E1 8PW

**£950,000  
LEASEHOLD**

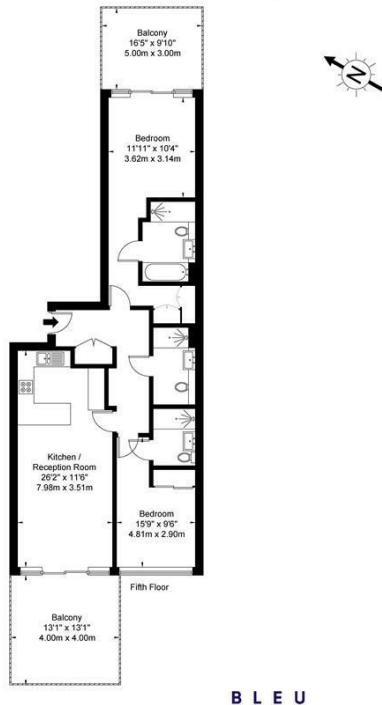
Offered to the market chain free, this large two double bedroom apartment is part of the hugely popular and highly regarded Goodmans Fields development. Situated on the 5th floor, this apartment comes with access to the on-site concierge service, residents' gym, an indoor heated swimming pool and spa/sauna as well as a private cinema room.

The property benefits from a very large, modern open plan kitchen and living area. Two really well-sized double bedrooms, both with fitted wardrobes. Both bedrooms have their own en-suite and one with its own balcony access. There is access to a further second balcony from the living room also. A third shared, family bathroom can be accessed directly from the hallway. The building also has a satisfactory EWS1 pass (B1 Grade).

**DouglasPryce**

## Satin House Piazza Walk, E1 8PW

Approx. Gross Internal Area = 85.2 sq m / 917 sq ft

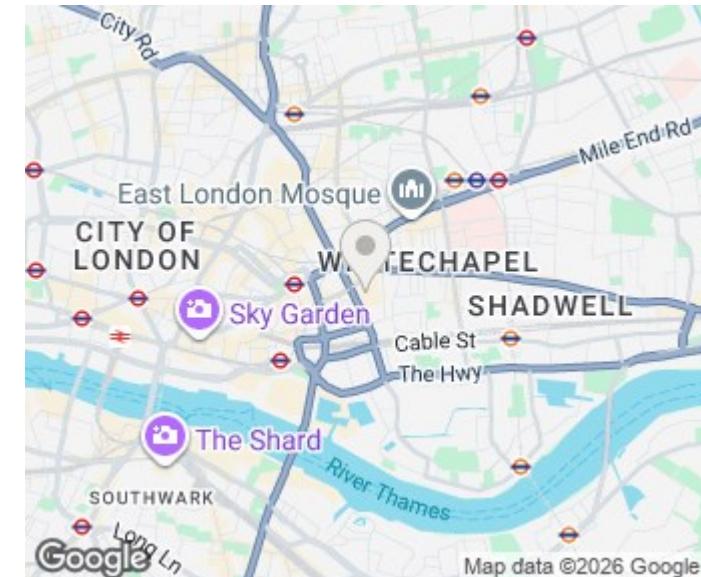


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**PLAN**

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. 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
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	81	81
(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 & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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