



Altitude Point, 71 Alie Street  
Aldgate, E1



*Beyond your expectations*

# A 18th floor one bed with amazing views. EPC-C

**Hamptons International**

Aldermary House, 15 Queen Street, London, EC4N 1T

Sales. 020 7236 8398

city@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

North West Facing | City Skyline Views | Balcony | Communal Roof Gardens | 24Hr Concierge | Service Charge - £2200 | Ground Rent - £350 | Lease Length - 995 | Rental Estimate - £525Pw

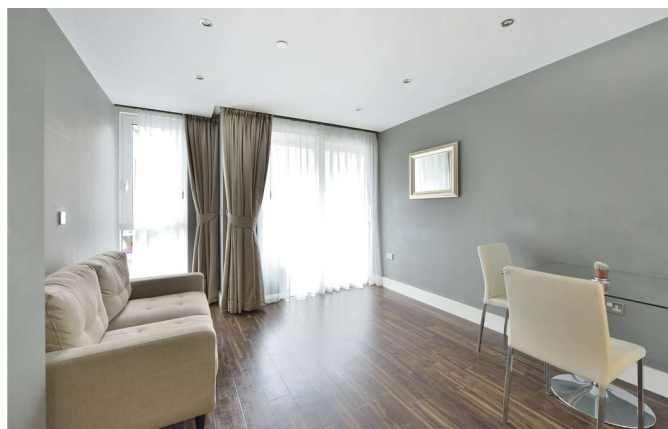
**Asking Price £588,000 Leasehold**

## Description

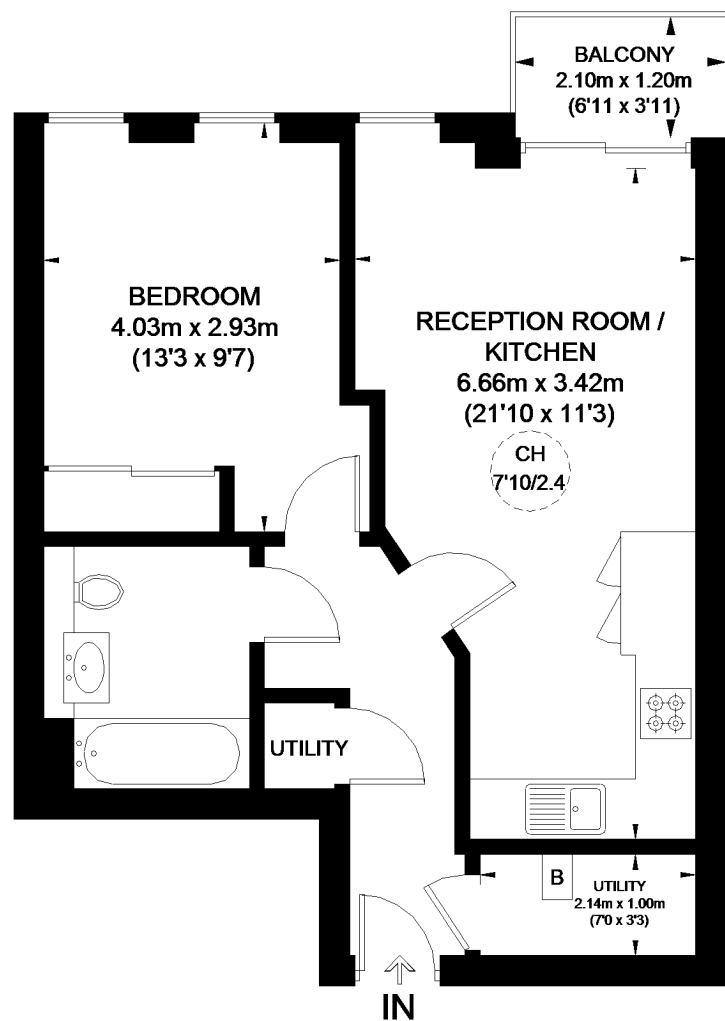
Set on the 18th floor of the renowned Altitude Tower this incredible one bedroom apartment has excellent views from the private North West facing balcony. It has a luxurious finish throughout with an excellent living space, a high-spec open-plan kitchen, a good sized double bedroom and bathroom. There is under floor heating, top of the range appliances, video entry, and the apartment offers spectacular West and North facing views of the Square Mile's landmark buildings. Leading off the reception room there is a good sized balcony. With a 24-hour concierge service and a landscaped roof terrace situated on the 25th floor, this is the perfect home or pied-a-terre for any discerning City worker.

## Location

The entrance to Altitude is on Alie Street in the heart of Aldgate, moments from both Aldgate (Circle and Metropolitan line) and Aldgate East (District and Hammersmith & City line) tube stations. It is also within easy reach of Tower Hill's Docklands Light Railway offering fast access into Canary Wharf and Liverpool Street Station (Circle, Metropolitan, Central and Hammersmith & City tube lines, as well as overground mainline train services) which when Crossrail opens in 2017 will offer fast access to London's major airports. All the City's fashionable shops, bars and restaurants are on your doorstep as are the vibrant areas of Shoreditch, Spitalfields and Brick Lane.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(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	

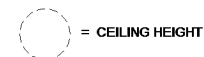


## EIGHTEENTH FLOOR

## ALTITUDE POINT



APPROXIMATE GROSS INTERNAL AREA  
EIGHTEENTH FLOOR  
512 SQ. FT. (47.6 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID225324)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



