

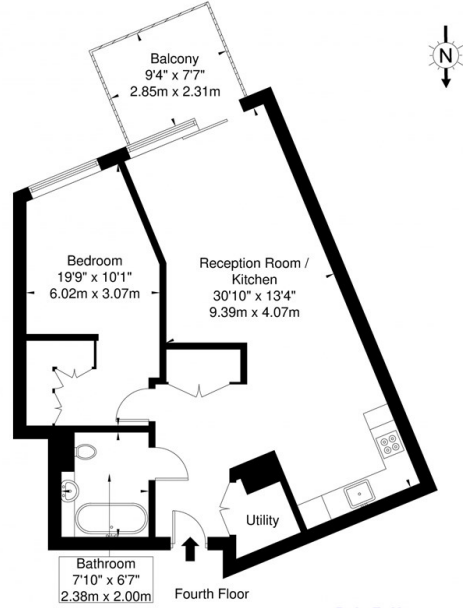
## Apartment 408, Kingwood House, Chaucer Gardens, London, E1

Asking Price £845,000

- Open plan reception/kitchen
- Private Balcony
- Residents gym & Spa
- Double Bedroom
- 24 Hour concierge
- Residents Screening Room
- Bathroom
- Residents Swimming Pool
- Secure Allocated parking

## Kingwood House, Chaucer Gardens, E1 8QF

Approx. Gross Internal Area = 64.2 sq m / 691 sq ft

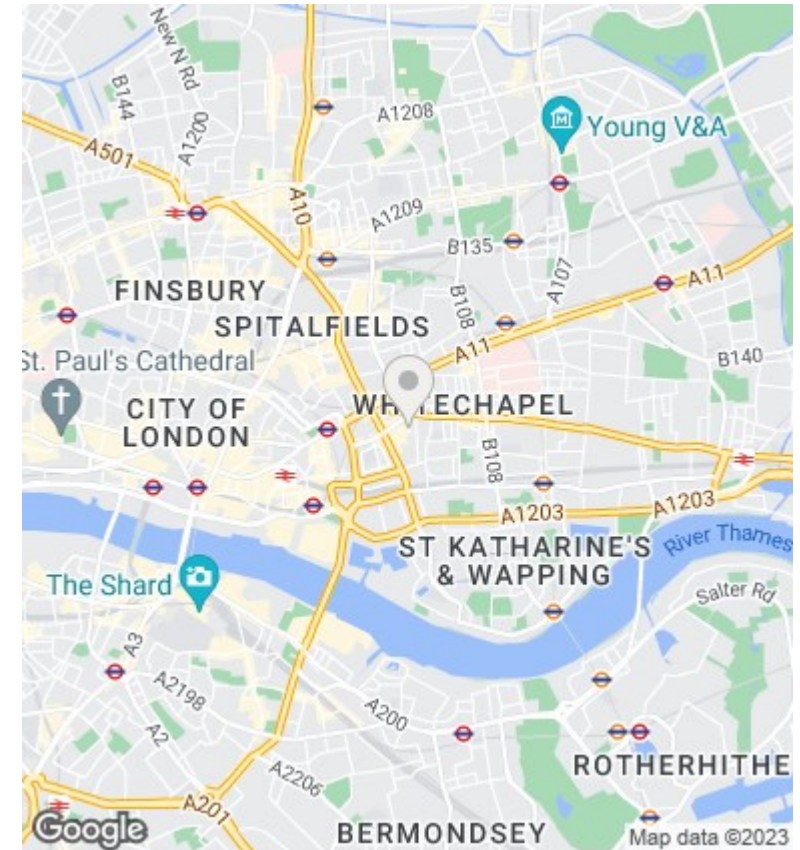


Ref

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**BLEU  
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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## Directions

## Viewings

Viewings by arrangement only. Call 02070990800 to make an appointment.

## Council Tax Band

E

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>87</b>	<b>87</b>
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	