



Chaucer Gardens  
LONDON, E1

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*Success and nothing less*



A two bedroom, two bathroom apartment with two balconies, built by an award winning developer



A beautifully presented two bedroom, two bathroom apartment for sale in Kingwood House, set within Goodman's Field which is a recent development located on the doorstep of London's financial hub.

The property is situated within a short stroll to the River Thames and has the benefit of Shoreditch and Spitalfields being nearby which offer excellent shopping, dining and nightlife.

Set around a central Main Plaza with pedestrian walkways, vibrant restaurants, bars and a selection of coffee shops, Goodman's Field provides a perfect link to the city. Aldgate East tube station is just a five minute walk away as is Aldgate. Both stations provide excellent transport links via the Circle, District, Metropolitan and Hammersmith & City Lines.

Built in 2018 by Berkeley Homes, additional benefits are having access to 24 hour Concierge, residents' private cinema, exclusive health club with 18 metre Swimming pool, gym and spa. Residents also have use of the business lounge.

This apartment has the added benefit of having balconies off of the living room and bedroom enabling you to have some personal outside space.

Lease length: 999 years from 2018

Ground rent: £600 per annum

Service Charge: £4982.44per annum





# CHAUCER GARDENS, LONDON, E1 8QF

ASKING PRICE £999,999

Tenure: Leasehold

Lease Length: 124 years

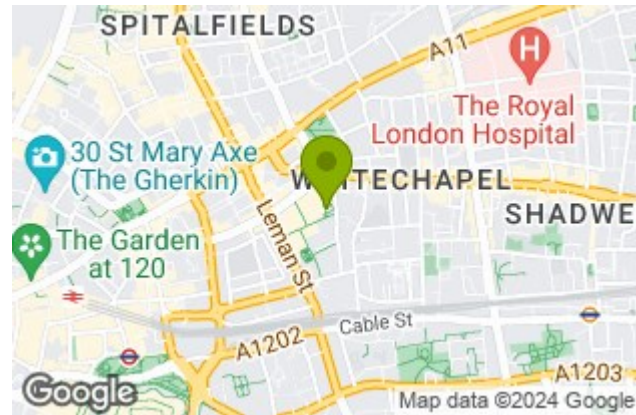
Ground Rent: £600.00 PA

Service Charge: £5,717.28 PA

Local Authority: Tower Hamlets

TOTAL APPROX. FLOOR AREA 931.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>			
<p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
86	86	93	93
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	



## Kingswood House, Goodman Fields, E1

Approximate Gross Internal Area Total = 86.5 sq m / 931 sq ft

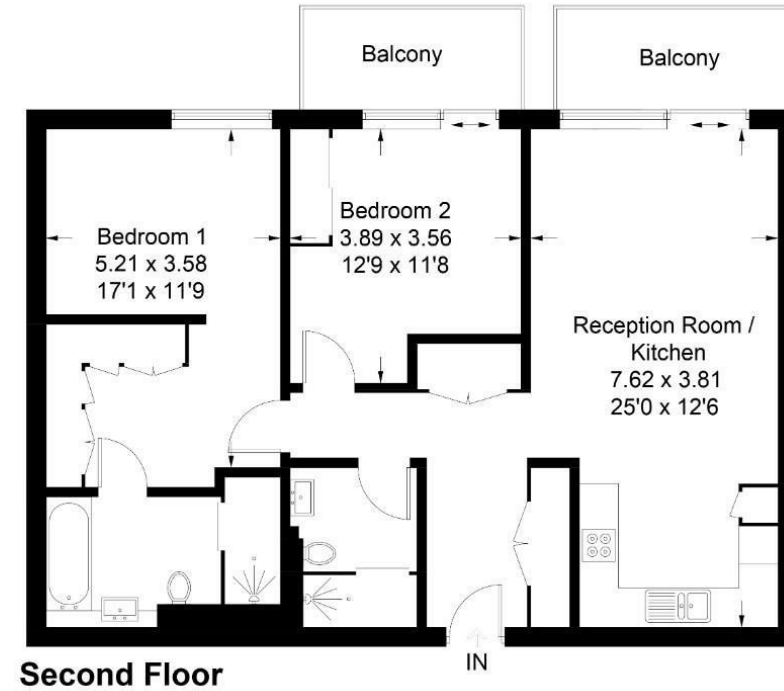


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID421220)

**Viewing:** Please contact our Surrey Office on 01932 212 880 if you wish to arrange a viewing appointment for this property.

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