



## LEMAN STREET, LONDON, E1

£1,999,998

\* FREEHOLD INVESTMENT OPPORTUNITY \* Goldman Greg are delighted to offer an investment opportunity to purchase this Victorian three storey commercial premises consisting of two commercial units both with basements and 2 two bedroom apartments including the FREEHOLD located on Leman Street, E1, offering approximately 3,412 sq ft.

### Location

The property is located on the east side of Leman Street close the junctions with Hooper Street and Prescott Street. This is a vibrant commercial and residential area with local schemes in the vicinity including Goodman's Fields, The Loom, and St Katherine's Dock.

The building benefits from excellent transport connections:  
Aldgate East (District and Hammersmith & City lines) 7 mins / 0.3 miles



Goldman Greg

# Leman Street, E1 8EY

Approx Gross Internal Area = 98.52 sq m / 1060 sq ft



Ref

Copyright **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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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>		
(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		
<b>England &amp; Wales</b>	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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