



**Apartment 104, 37, Cashmere House Leman Street, London,  
E1 8PT**

**1 1 1 B**

A stunning one-bedroom apartment set on the first floor within this beautiful Berkeley Homes development. Comprising 646sq.ft of internal living space and finished to the highest specification. This property further offers a great deal of storage, open plan living and modern furnishings. Residents enjoy facilities such as a private resident's gymnasium, swimming pool, spa facilities, private cinema, communal gardens, business lounge and 24-hour concierge. You will be well placed for travel links of Aldgate Underground Station and Aldgate East Underground Station.

Electricity supply – Mains

Gas supply – Mains

Water supply - Mains

Sewerage – Mains

Heating and cooling - Underfloor central heating system which is powered by gas / electric. Comfort heating and cooling system which is electric. Radiators which are are Electric or powered by central heating system which uses gas.

To check broadband and mobile phone coverage please visit Ofcom here <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

EPC Rating: B

Council Tax Band: E

Lift Access

Cladding: EWS1 Certificate available

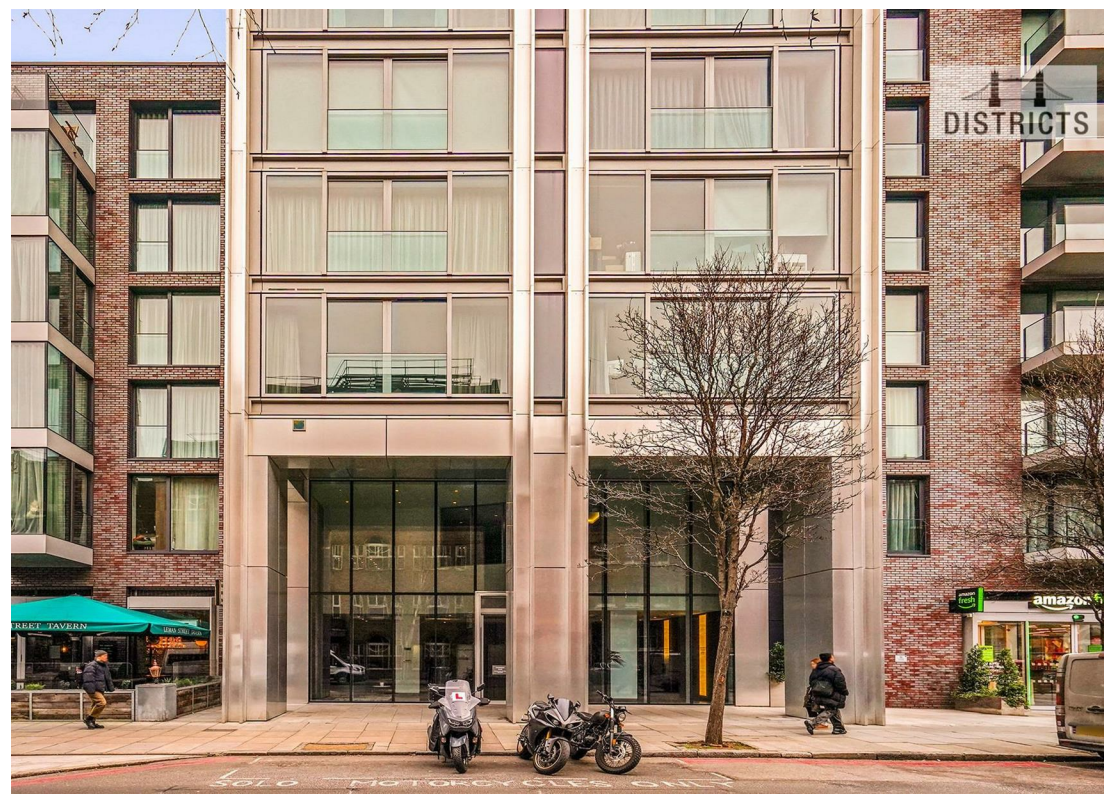
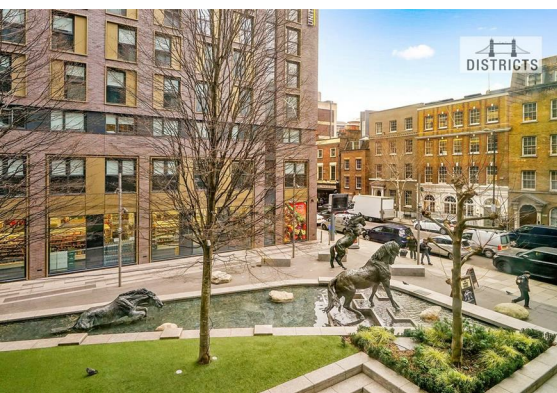
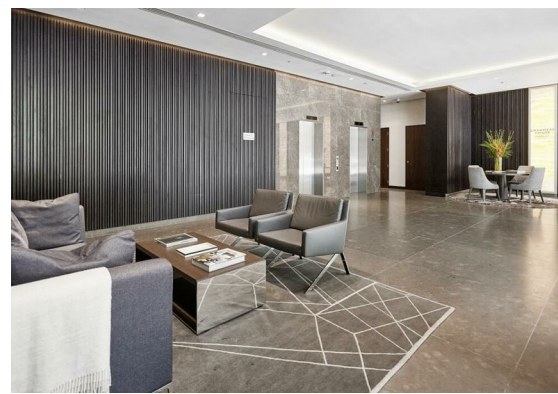
Estimated Service Charge: Approx. £5,219 pa (Payable half yearly in advance)

Estimated Ground Rent: £500 pa (Payable half yearly in advance)

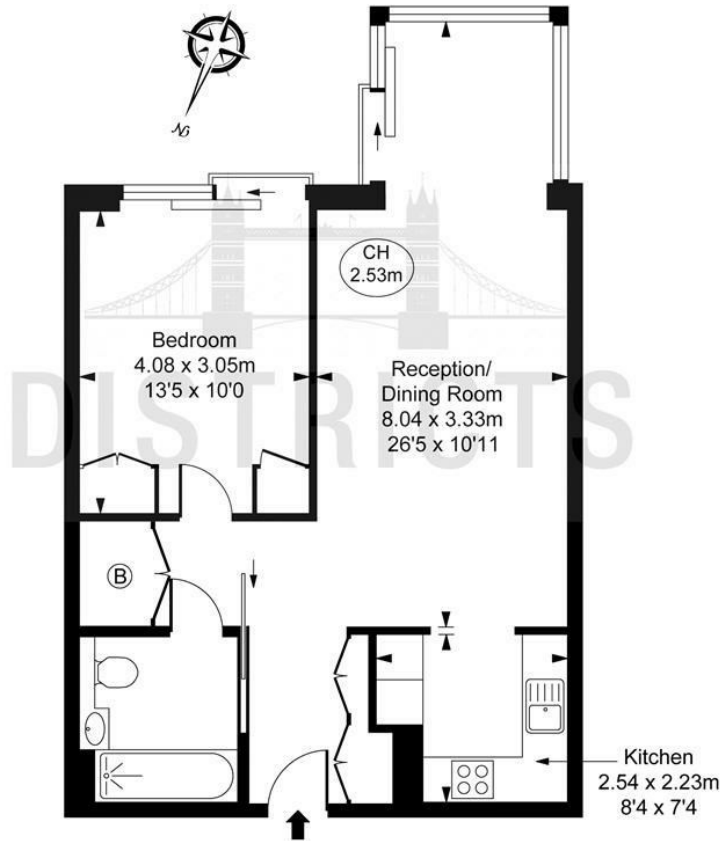
Ground Rent Review Period – The ground rent shall be subject to a review on the 1st January 2038 and then every 25 years throughout the term and at each review shall be twice the rent payable during the immediately preceding 25 years.

Leasehold: Approx 988 years remaining





Cashmere House,  
 Goodman's Fields,  
 Leman Street, E1  
 Approximate Gross Internal Area  
 56.99 sq m / 613 sq ft  
 ( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.