



LG Leman Street, London, E1 8PT

Asking price £595,000

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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.

****Photos of the bedroom have been digitally dressed for marketing purposes.**

Approximately 981 years remaining on lease

Ground rent amount: Approx. £500pa

Ground rent review period: Ask agent

Service charge amount: approx. Approx. £5,603.00

Service charge review period: Ask Agent
Council tax band: E (Tower Hamlets Council)

Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | Parking: No | Cladding: EWS1 Certificate available.

To check broadband and mobile phone coverage please visit Ofcom

To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control

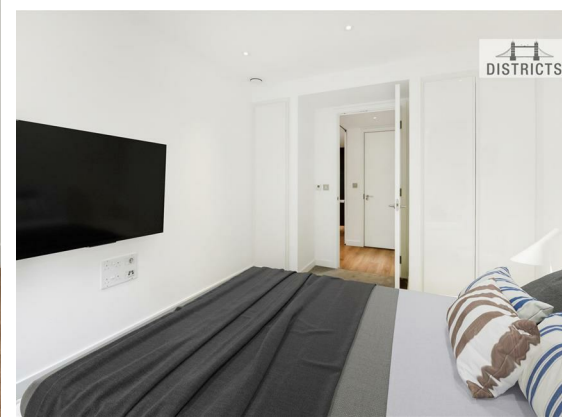
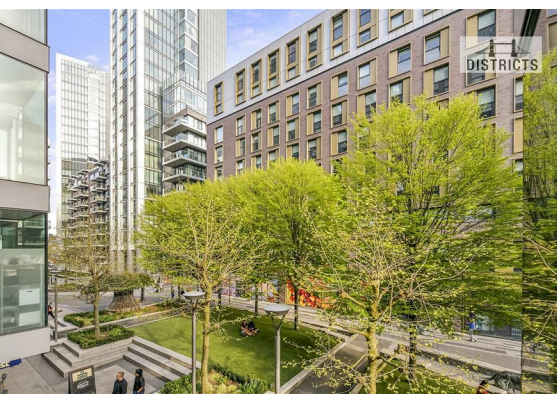


DISTRICTS

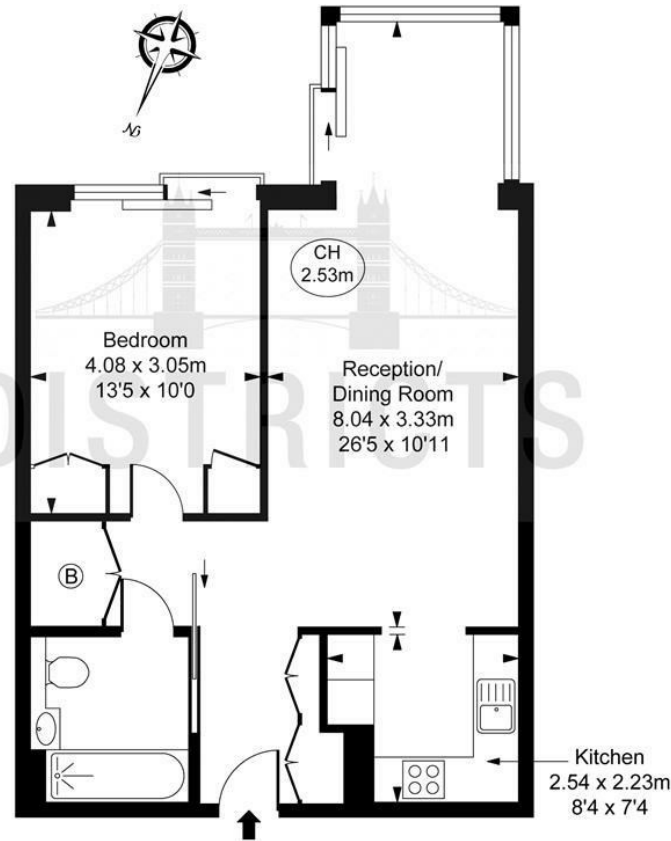
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Cashmere House,
Goodman's Fields,
Leman Street, E1
Approximate Gross Internal Area
56.99 sq m / 613 sq ft
(CH = Ceiling Heights)



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		
(81-91) B	86	86
(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

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