



**LG Leman Street, London, E1 8PT**

**Asking price £560,000**

 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.

**\*\*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)

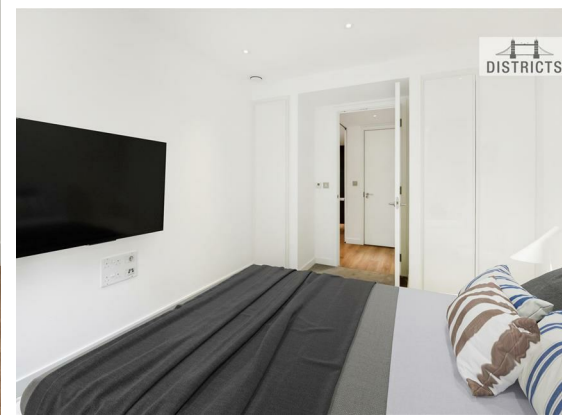
Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | Parking: No | Cladding: EWS1 Certificate available.

To check broadband and mobile phone coverage please visit Ofcom

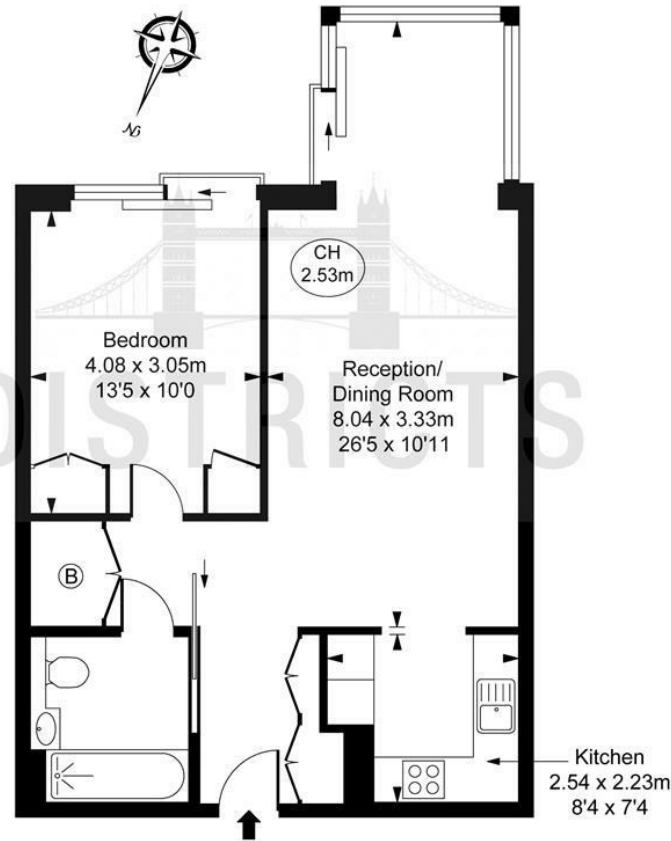
To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control








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  |
| <i>Very energy efficient - lower running costs</i> |           |  |
| (92 plus) <b>A</b>                                 | <b>86</b> | <b>86</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>                                    |           |  |
| <i>Not energy efficient - higher running costs</i> |           |  |
| <b>England &amp; Wales</b>                         |           | EU Directive<br>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 firms employment has the authority to make or give any representation or warranty in respect of the property.