



Christopher Court, 97 Leman Street, London, E1 8GJ

£679 Per Week

2 BED 2 BATH MODERN APARTMENT LOCATED IN "CHRISTOPHER CT" WHICH FORMS PART OF THE "CITY QUARTER" DEVELOPMENT ADJOINING "GOODMANS FIELDS"

Our ground floor apartment is set behind secure gates and offers spacious accommodation set over 695 square feet.

Spacious open plan lounge with fully fitted kitchen, wooden floors and access to a private patio, 2 double bedrooms one with en-suite, second double bedroom with use of the main bathroom and ample storage.

The development is located on Leman Street and is a short walk to 3 stations including Aldgate East, Aldgate & Tower Hill.

Bars, restaurants and shops are all a short walk away

FURNISHED
AVAILABLE NOW

- LEMAN STREET E1
- WITHIN SECURE DEVELOPMENT
- PART OF CITY QUARTER DEVELOPMENT NEXT TO GOODMANS FIELDS
- GENEROUS BUILT IN STORAGE
- LOVELY 2 BED 2 BATH APARTMENT
- WALK TO ALDGATE, ALDGATE EAST OR TOWER HILL
- 695 SQUARE FEET
- PRIVATE PATIO
- CONCIERGE
- UNDER 0.5 MILES TO ALDGATE

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BEDROOM



RECEPTION



EN-SUITE



KITCHEN



RECEPTION



KITCHEN

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PRIVATE PATIO



CHRISTOPHER COURT



PRIVATE PATIO



BATHROOM



CHRISTOPHER COURT



BEDROOM

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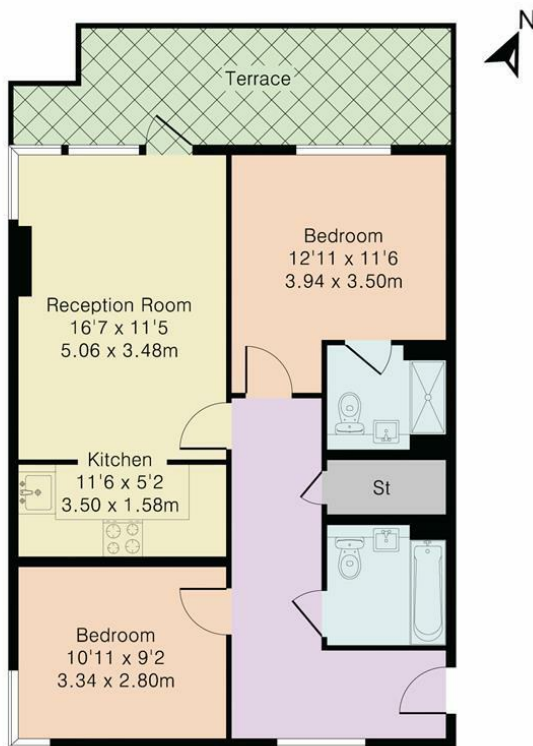


BEDROOM



BEDROOM

Approximate Gross Internal Area 695 sq ft – 65 sq m



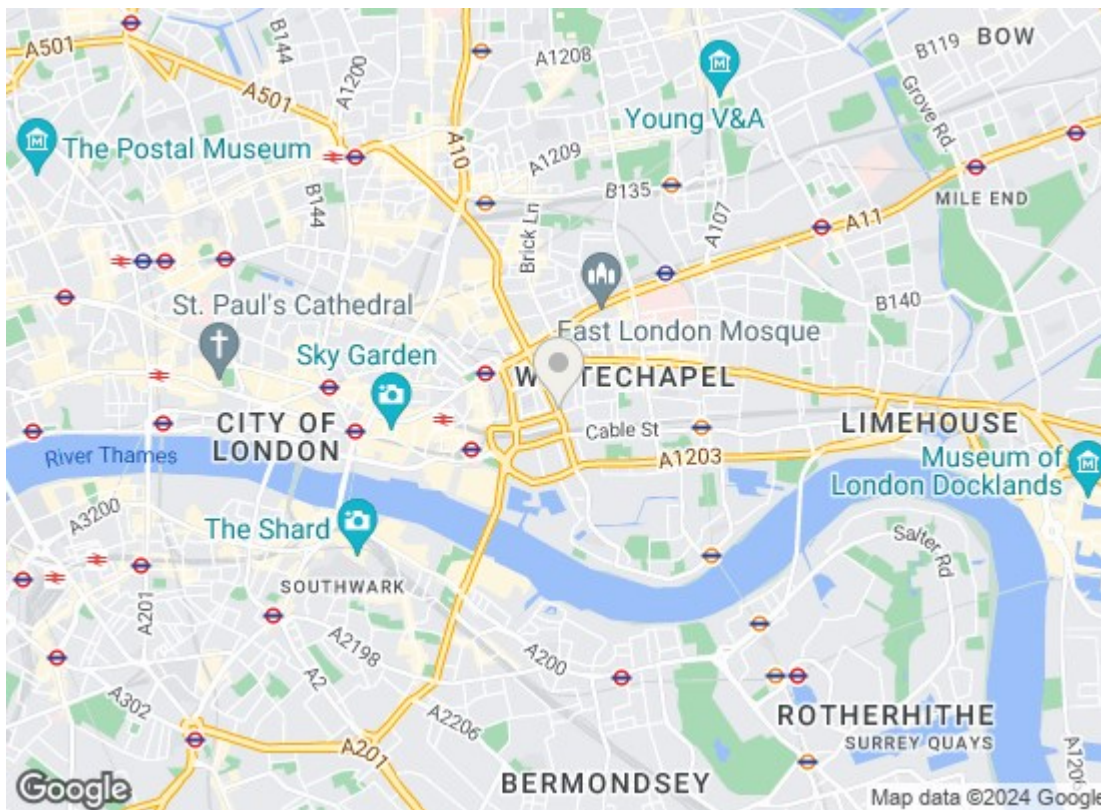
Raised Ground Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.