

# Frank Harris

— & Co. —



## Cashmere House, Leman Street, E1

£900,000

A beautifully presented two bedroom, two bathroom flat in Cashmere House in the fantastic Goodmans Fields development. The property features a high-spec open-plan kitchen with integrated Siemens appliances, a spacious living room, a private terrace, private balcony, two en-suite bathrooms, and a guest WC.



This dual aspect property sits on the first floor of the building and is being sold chain-free by the current owner. Additional benefits include underfloor heating, comfort cooling, built-in storage in each of the bedrooms and wooden floors through the sitting room and corridor. Residents have further access to a 24hr concierge, a private cinema room, an on-site lounge, a gym, a swimming pool and spa. A secure car park offers the opportunity for parking by private rental.

Located in Goodmans Fields, this property sits on the doorstep of a number amenities such as a Curzon cinema, Sai pharmacy, Amazon Fresh, Sainsburys and a number of restaurants and cafes. Transport links include the Hammersmith & City and District Lines at Aldgate East station, and the Metropolitan and Circle lines at Aldgate Station.

- Two Bedroom Flat • Chain Free • 980+ Year Lease •
- Concierge • Swimming Pool, Gym + Spa • Private Balcony And Terrace •







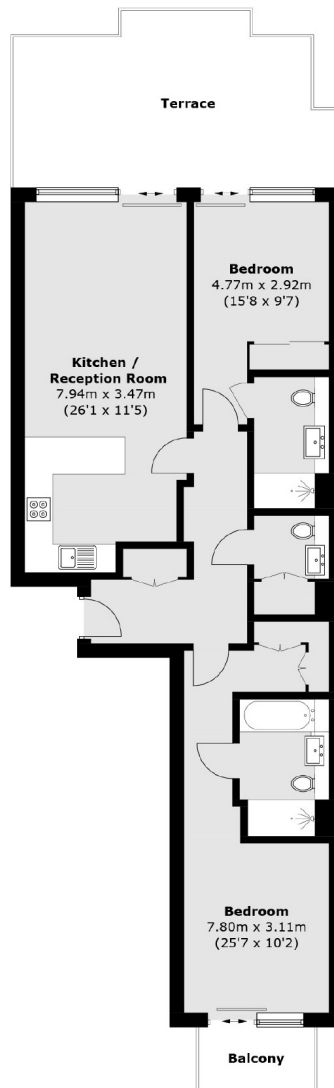








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## First Floor

Total area (approx.): 84.7 sq. m (911.7 sq. ft)  
Balcony / Terrace: 26.7 sq. m (287.3 sq. ft)

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Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

