



## SUGAR HOUSE, LEMAN STREET, LONDON, E1

£700,000

Goldman Greg are delighted to offer this modern one bedroom high specification apartment located within Sugar House on Leman Street, E1.

This is a stunning conversion apartment finished to an excellent standard throughout with the building keeping its original features and well kept communal areas and offers an on site concierge and lift access.

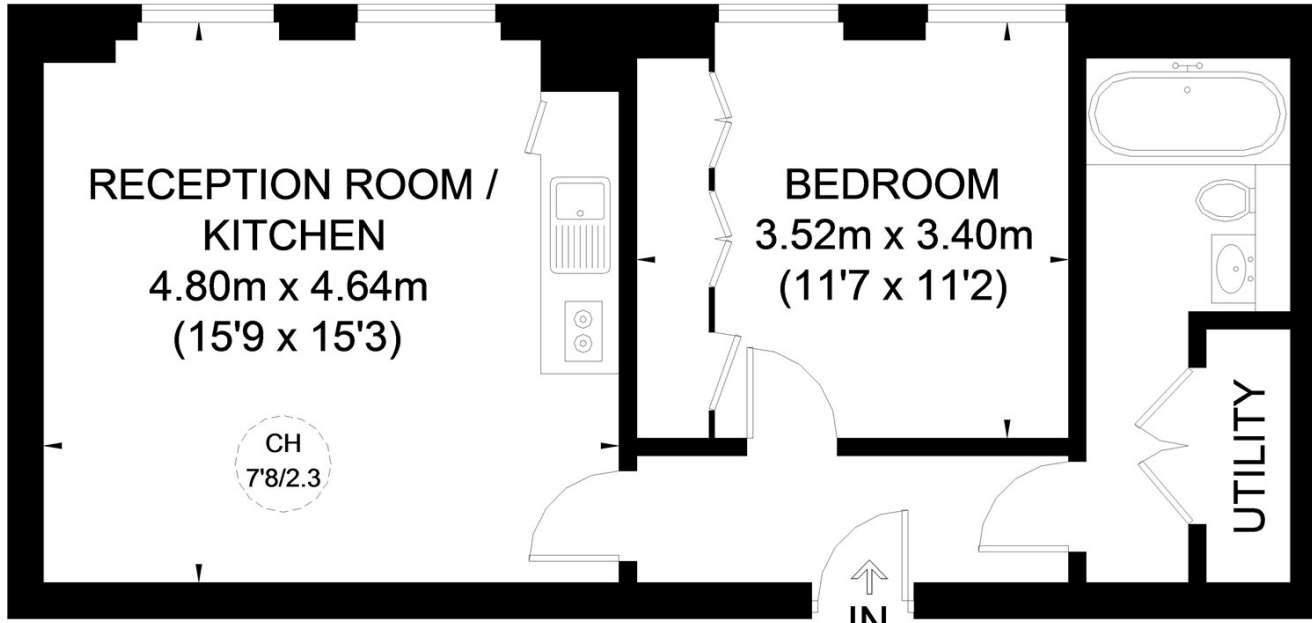
This development benefits from high quality living in a vibrant location, moments from the bustle of Spitalfields Market and Brick Lane for a variety of bars, restaurants, boutique shops and nightlife.

Transport links locally are excellent with Tower Hill, Aldgate East, Aldgate and Tower Gateway Stations all within easy reach as well as being close by to Spitalfields Market and Brick Lane with a wide choice of bars, restaurants, shops and nightlife.



Goldman Greg

# SUGAR HOUSE



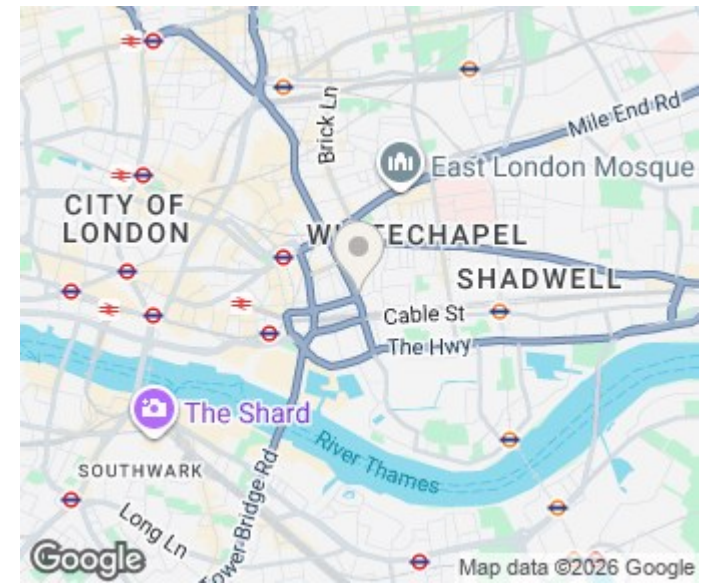
## FOURTH FLOOR

○ = CEILING HEIGHT

APPROXIMATE GROSS INTERNAL AREA  
512 SQ. FT. (47.6 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID291798)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	81
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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