



## Kingwood House, Goodman Fields

**Asking Price £650,000**

An exceptional one bedroom apartment boasting views of London's iconic cityscape.

Offering over 600 sq ft of bright and spacious accommodation including a private balcony, the property benefits from a modern fitted kitchen, complete with fully integrated appliances and a bespoke designed bathroom exuding luxury.

In an aim to offer the epitome of city living this exciting development boasts a selection of shops, restaurants and leisure spaces all on its doorstep. Residents of this unique development afford easy access to the vibrant areas of the city located just a short walk away, while also enjoying easy access to Aldgate East and Aldgate tube stations, alongside Tower Gateway DLR.

Approximately 986 years remaining on lease

Ground rent amount: Ask agent

Ground rent review period: Ask agent

Service charge amount: approx. Ask agent

Service charge review period: N/A

Council tax band: Tower Hamlets - band E

Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | Parking not available | Cladding: EWS1 Certificate available

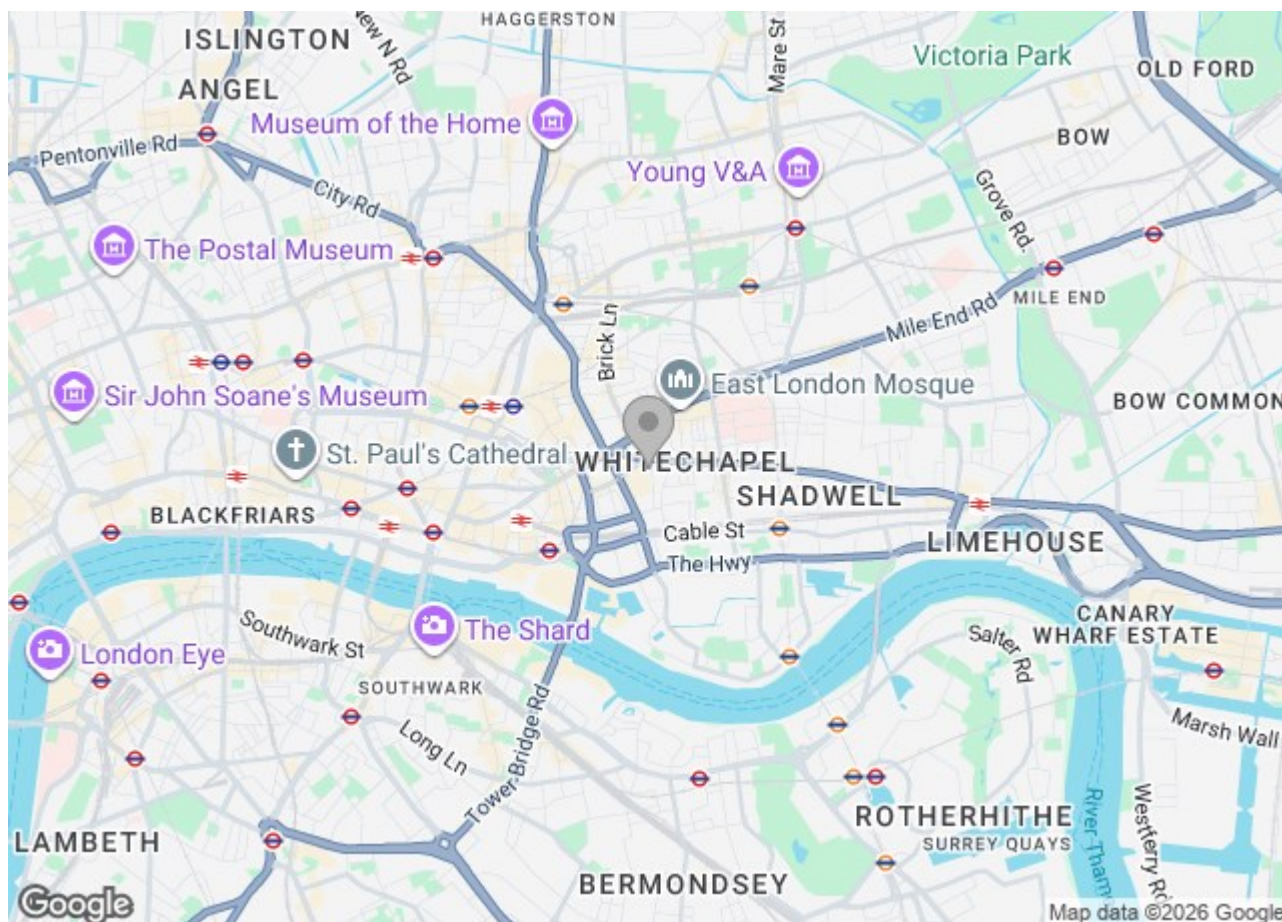
To check broadband and mobile phone coverage please visit Ofcom

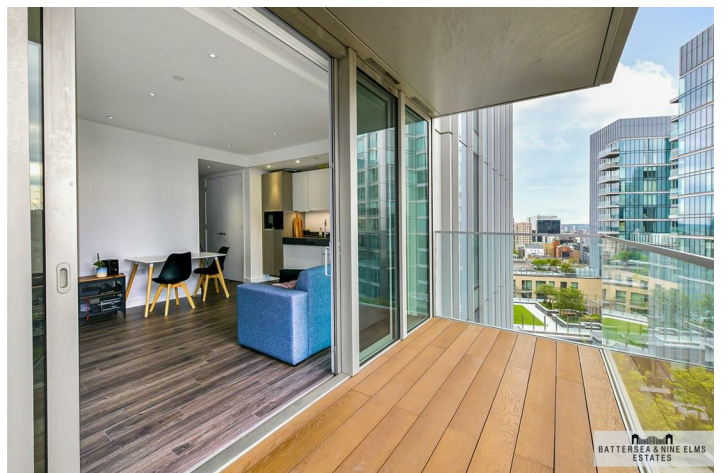
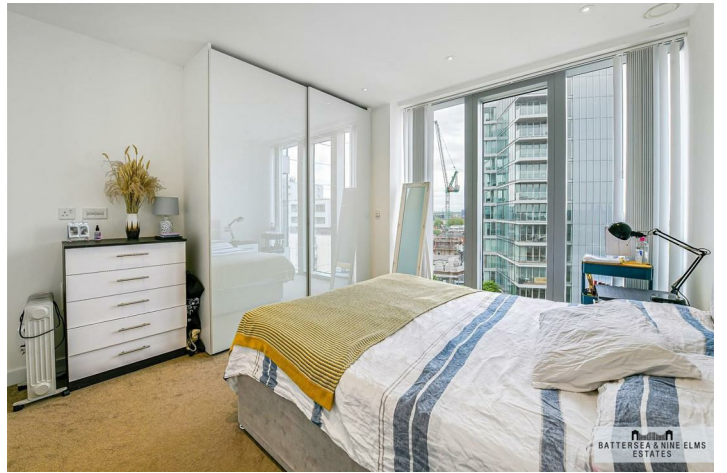
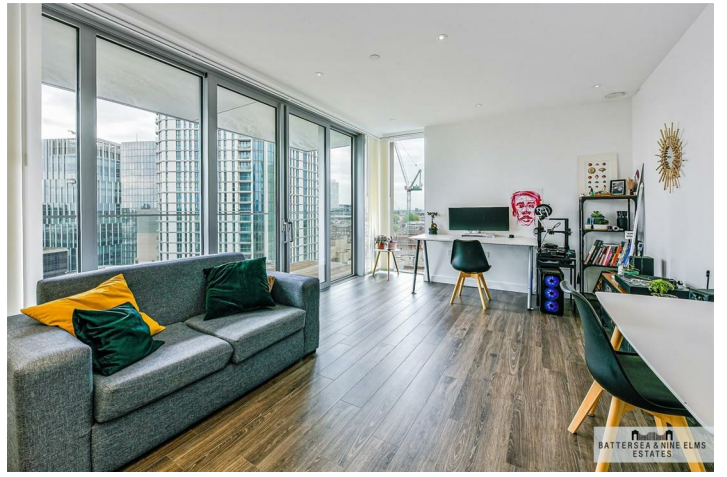
To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control

# 1 Chaucer Gardens London



- One double bedroom
- Swimming pool & gym
- Excellent location
- Underfloor heating
- 24 Hour concierge

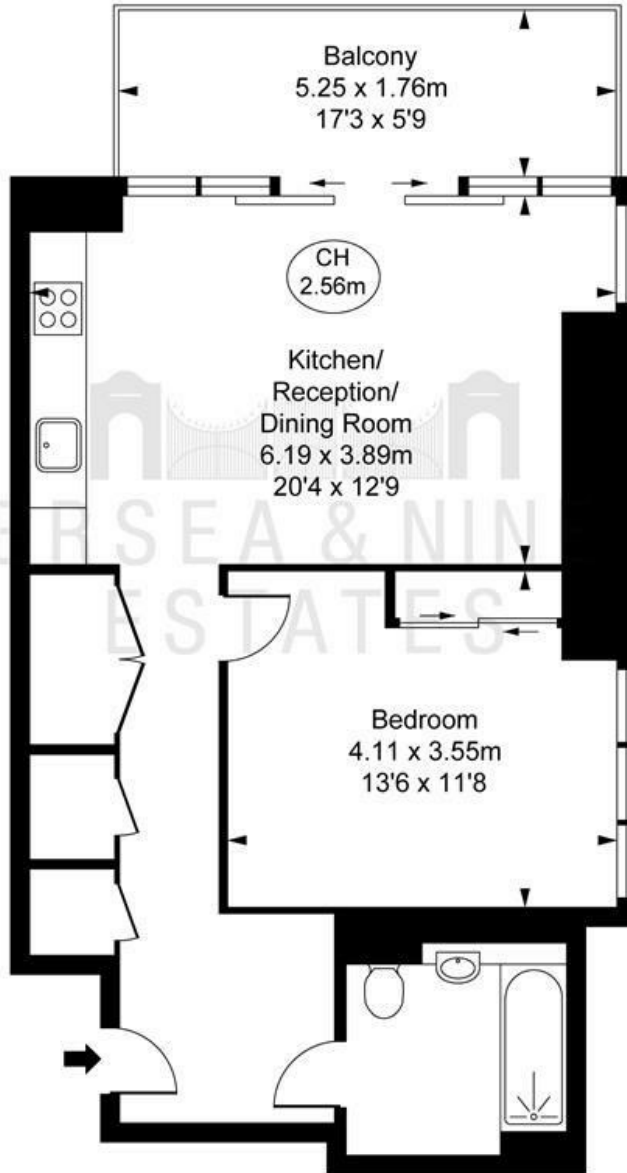




# Kingwood House, E1

Approximate Gross Internal Area  
56.03 sq m / 603 sq ft

( CH = Ceiling Heights )



Thirteenth Floor

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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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</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> Not energy efficient - higher running costs		83	83	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</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> Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	