



LEMAN STREET, LONDON, E1

£490,000

Goldman Greg are delighted to present this well-proportioned two-bedroom first-floor apartment, ideally situated in the heart of Leman Street, E1.

This bright and airy home features a spacious living room with dedicated dining space and two large windows that flood the room with natural light, creating a warm and inviting atmosphere. The property further comprises two generously sized bedrooms, including a comfortable double, a modern shower room, and a fully tiled kitchen.

Perfectly positioned for city living, the apartment benefits from excellent transport links, with Aldgate station, Aldgate East station, London Fenchurch Street station and Tower Hill station all within easy reach, along with numerous bus routes nearby. There is also a vibrant selection of independent shops, cafés, bars and restaurants right on the doorstep.

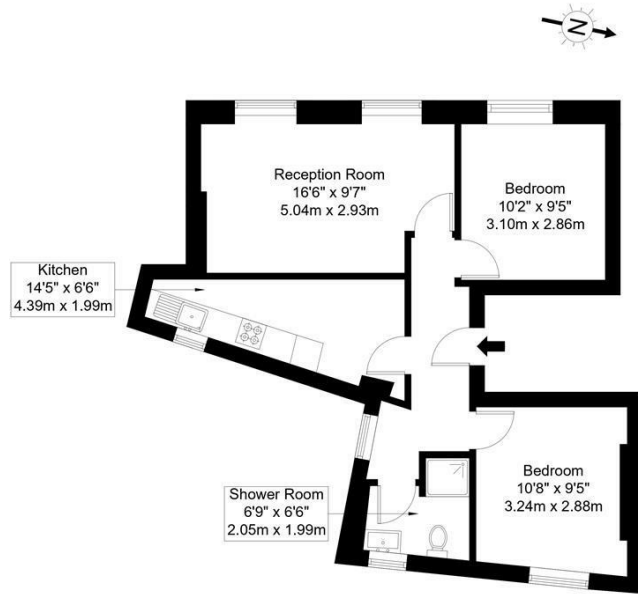
Chain Free.



Goldman Greg

Leman Street, E1 8EY

Approx Gross Internal Area = 53.82 sq m / 579 sq ft



First Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	73
(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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