



POLYTECK HOUSE, LEMAN STREET, LONDON, E1

£700,000

Greg are delighted to offer this large two double bedroom apartment located within Polyteck House on the prestigious Leman Street, E1.

The apartment benefits from an open plan kitchen/living room with direct access onto a private balcony, both bedrooms include fitted wardrobes and a fully tiled modern bathroom. The apartment is also double glazed throughout with gas central heating.

Leman Street is conveniently located to a range of local shops and amenities within a short walk and there's also a choice of stations including Aldgate East, Tower Gateway and Tower Hill Station all within 0.3 miles.

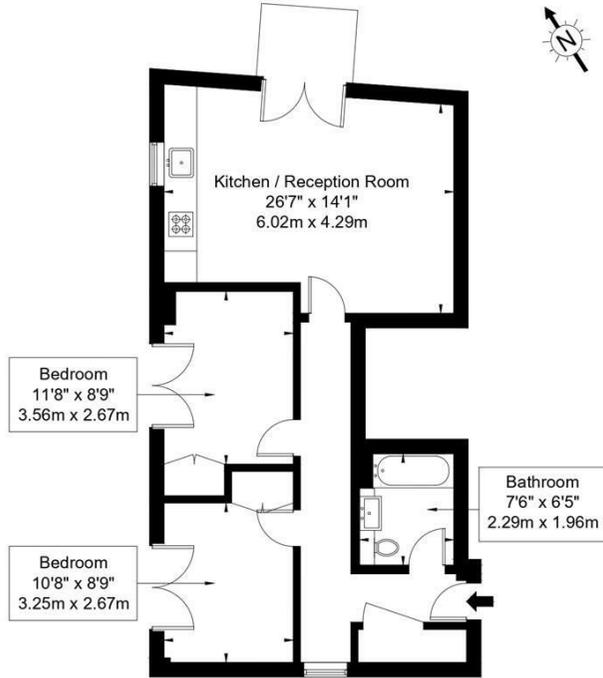
Sold Chain Free.



Goldman Greg

Leman Street, E1 8EY

Approx Gross Internal Area = 65.7 sq m / 707 sq ft



Second Floor
Ref : Copyright **BLEU PLAN**

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		74	76
(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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