



## LEMAN STREET LONDON, E1 8EY

£1,325 PER MONTH

\* GAS & WATER RATES INCLUDED \* Goldman Greg are delighted to offer this one bedroom first floor apartment available to rent on Leman Street, E1 offered on a furnished basis.

The apartment benefits from an open plan kitchen/living room, a double bedroom with direct shower access and a separate toilet for your sole use.

Gas and water rates are included within the monthly rental amount, couples will be charged at an additional £25 pcm due to the higher usage.

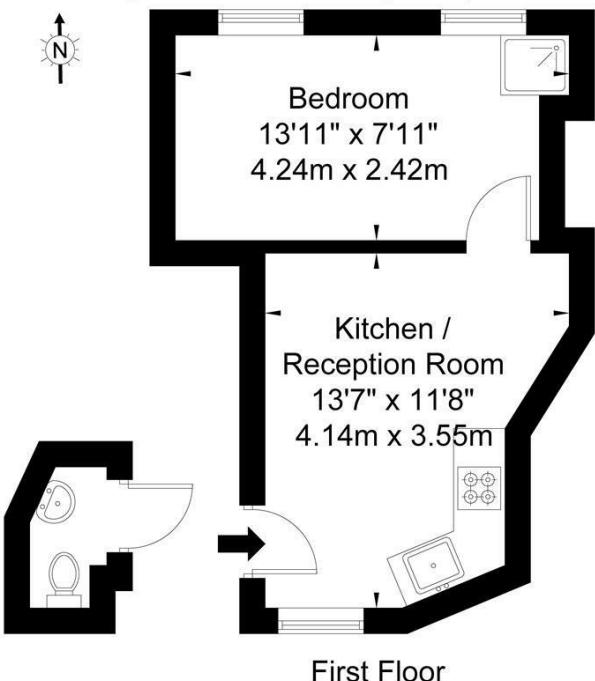
Leman Street is conveniently located to a choice of local shops, restaurants and transport links in and out of the City making this home perfect for commuters.

Available to move into 26th February 2024 and early viewings are highly recommended. A Virtual Video tour is also available.



## Leman Street E1 8EY

Approx Gross Internal Area = 24.6 sq m / 264 sq ft



Ref

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**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)                                   | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | 75        |
| (55-68)                                     | <b>D</b> | 68                      |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| 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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