



SUGAR HOUSE, LONDON, E1

£2,600 PCM

Goldman Greg are delighted to offer this large modern one bedroom apartment with a private balcony 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.



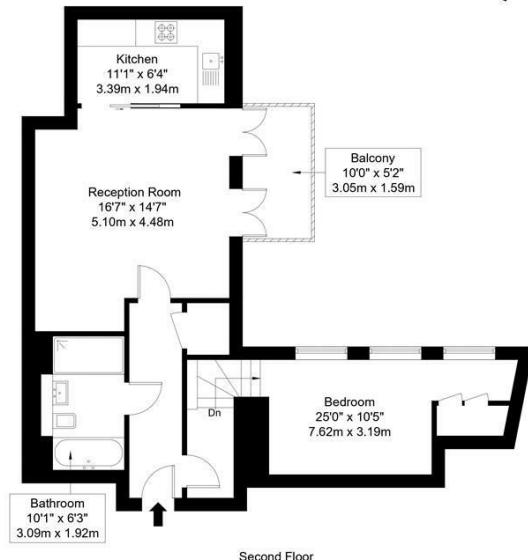
Goldman Greg

Leman Street, E1 8GH

Approx Gross Internal Area = 61.19 sq m / 659 sq ft

Balcony = 4.85 sq m / 52 sq ft

Total = 66.04 sq m / 711 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. Maximum lengths and widths are represented on the floor plan. 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 | 72 | 80 |
| (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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