



Chaucer Gardens, Aldgate East, E1

Asking Price: £775,000

Benham
& Reeves

Chaucer Gardens, Aldgate East, E1

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This impressive 1 bedroom apartment on the 6th floor of Goodman's Fields, developed by St George, Berkeley Homes, offers a balcony with garden views and is finished to the highest standards, making it ideal as an investment or home. Residents enjoy exclusive amenities, including a gym, swimming pool, 24-hour concierge, private screening room and spa, all within walking distance of the City and Shoreditch.

The apartment is thoughtfully designed with spacious living areas, a generously sized double bedroom featuring a high-quality built-in wardrobe and a modern bathroom. The floor-to-ceiling windows provide plenty of natural light and showcase the beautiful garden views. The high-spec kitchen comes fully equipped with integrated appliances, including a fridge-freezer, oven, hob, and dishwasher.

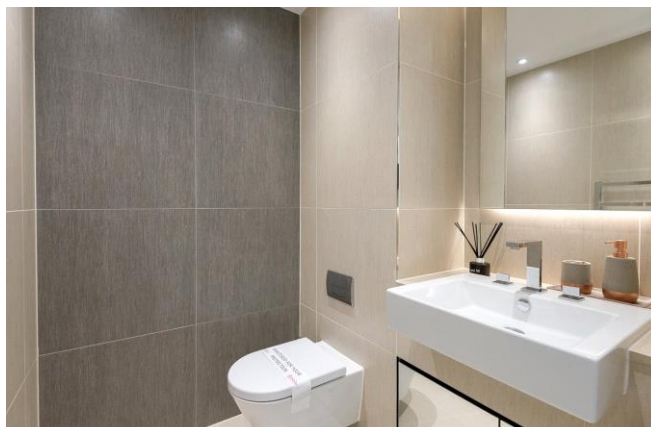
Conveniently located in Aldgate, the apartment benefits from excellent transport links with Aldgate and Aldgate East stations just a short walk away.





Property Features:

- 1 bed Apartment
- 720 Square Feet (Approx.)
- 6th Floor
- Balcony
- Gym
- Residents' Lounge
- Private Cinema
- Swimming Pool
- 24-Hour Concierge



6th floor

Approx Gross Area: 67 sq m / 720 sq ft



| Energy Efficiency Rating | | |
|----------------------------------------------------|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | 86 | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Terms & Conditions:

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| | |
|-----------------|----------------------------------------------------------------------|
| Asking Price: | £775,000 |
| Tenure: | Leasehold Expires 31/12/3011 Approximately 987 Years Remaining |
| Ground Rent: | £500.00 (per annum) Year 2024 |
| Service Charge: | £4,597.26 (per annum) Year 2024 |

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH230294

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