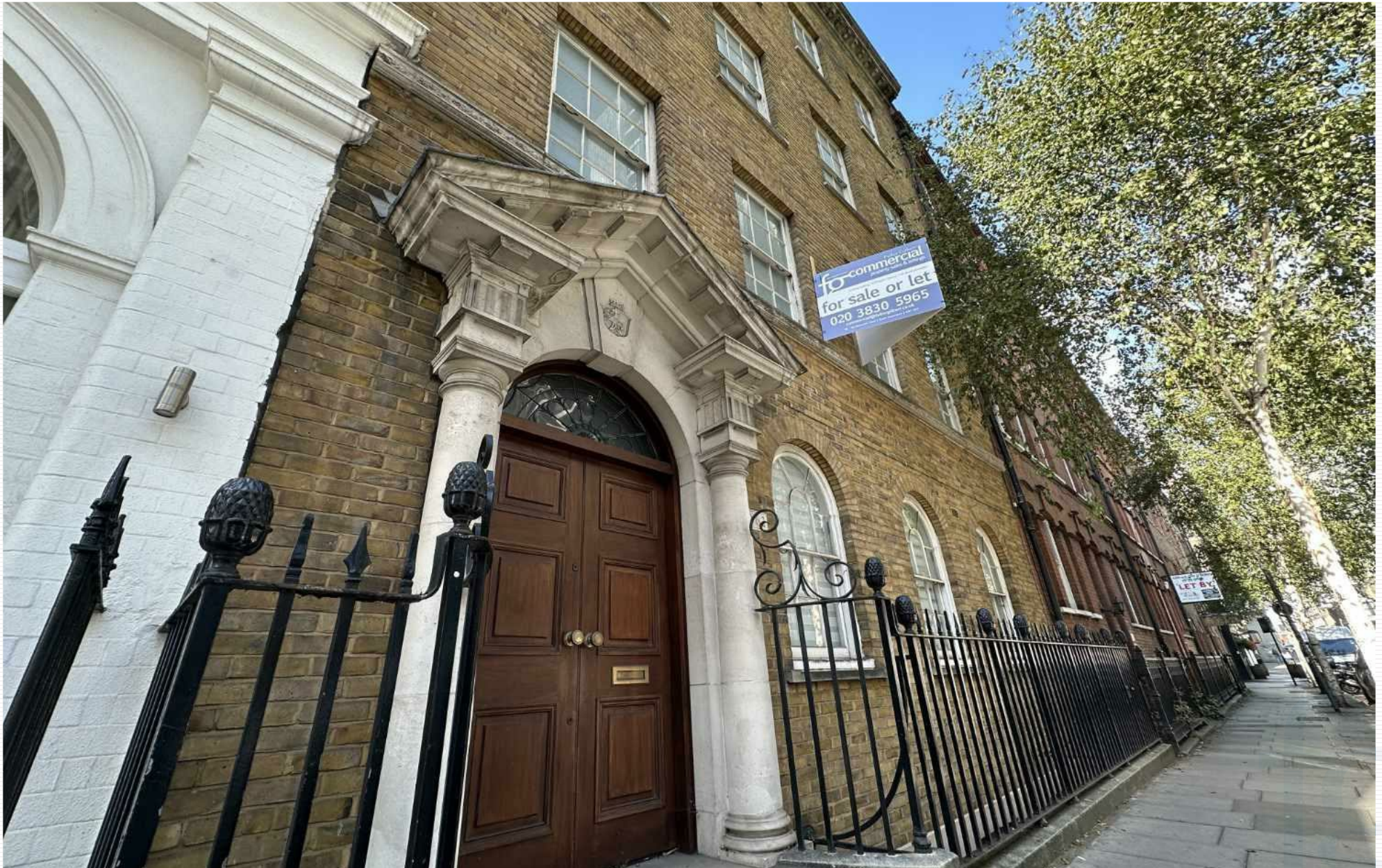




Leman Street, Whitechapel, E1 8EU

£30,855

Introducing Leman Street...

A rare opportunity to acquire a substantial double Freehold property in a prime 'City fringe' location, just 500m from Aldgate East Station with potential to convert into six flats subject to planning consents.

Numbers 60 – 62 Leman Street is a substantial period- style building with a lift to all six floors, a superior dual aspect and the rare delight of a charming private garden.



Welcome to Whitechapel...

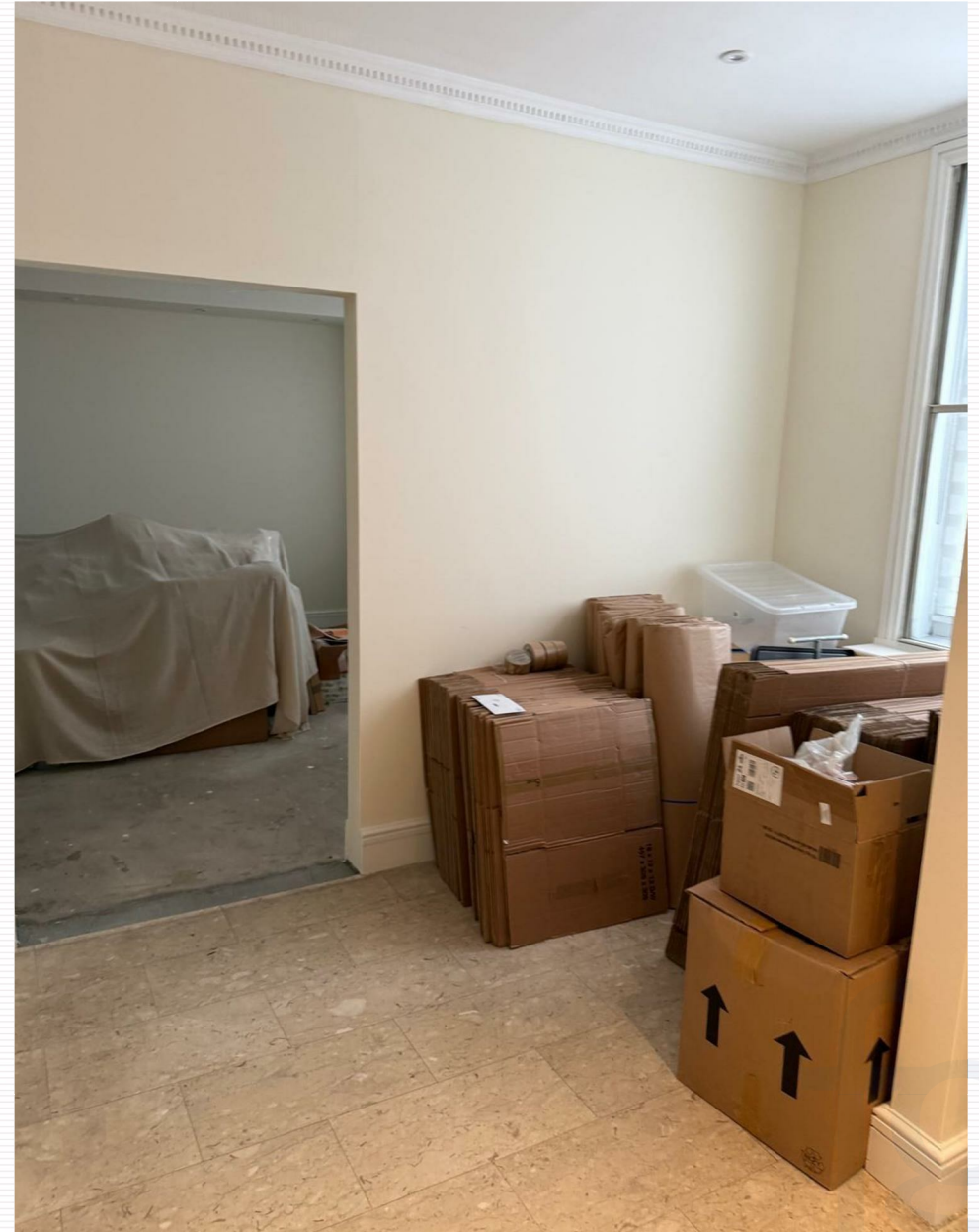
Located on the western side of Leman Street with a commanding position and attractive views towards Goodman's Fields and The Gherkin. Aldgate East is a thriving district that has become one of London's most vibrant areas and is a favoured destination for companies in multiple sectors.

The neighbourhood is also brimming with culture, with Shoreditch, Old Spitalfields Market, and Brick Lane all within walking distance. All of which are well-known for hosting frequent exhibitions and drawing a large fan base.

Located just a 3 minute walk from Aldgate East tube station, you will find Goodman's Fields. This award-winning area is part of a vibrant and exciting neighbourhood of E1. This lively section of the city has been turned into an exciting destination, full of wonderful restaurants, pubs, cosy coffee shops, gyms, and entertainment. Within walking distance of Tower Bridge and central London, Goodman's Fields can be easily reached by both tourists and residents



Leman Street







Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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Valuers
Private office
Development Consultants
Property Consultants
Asset & Capital Management

Fuller Gilbert
& Company Est. 2001



Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		