



GOWERS WALK, LONDON, E1
£1,200,000 LEASEHOLD

FANTASTIC LIVE/WORK UNIT WITH SECURE UNDERGROUND PARKING OPPOSITE GOODMAN'S FIELD

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DESCRIPTION:

Situated on the ground floor with own private entrance is this substantial live/work unit which forms part of the Chandlery Development. The property comprises 5 office spaces plus living quarters, bathroom, separate kitchen and access to communal courtyard. The property also includes two secure underground parking spaces and is being sold chain free.

Situated on Gowers Walk, opposite the brand-new Goodman's Field development, the property offers numerous transport options including Aldgate, Aldgate East and Whitechapel (Crossrail) underground stations which are all within easy walking distance. There is also a wealth of local amenities on your doorstep with Brick Lane and Spitalfields markets with their boutique shops, cafes, bars and restaurants.

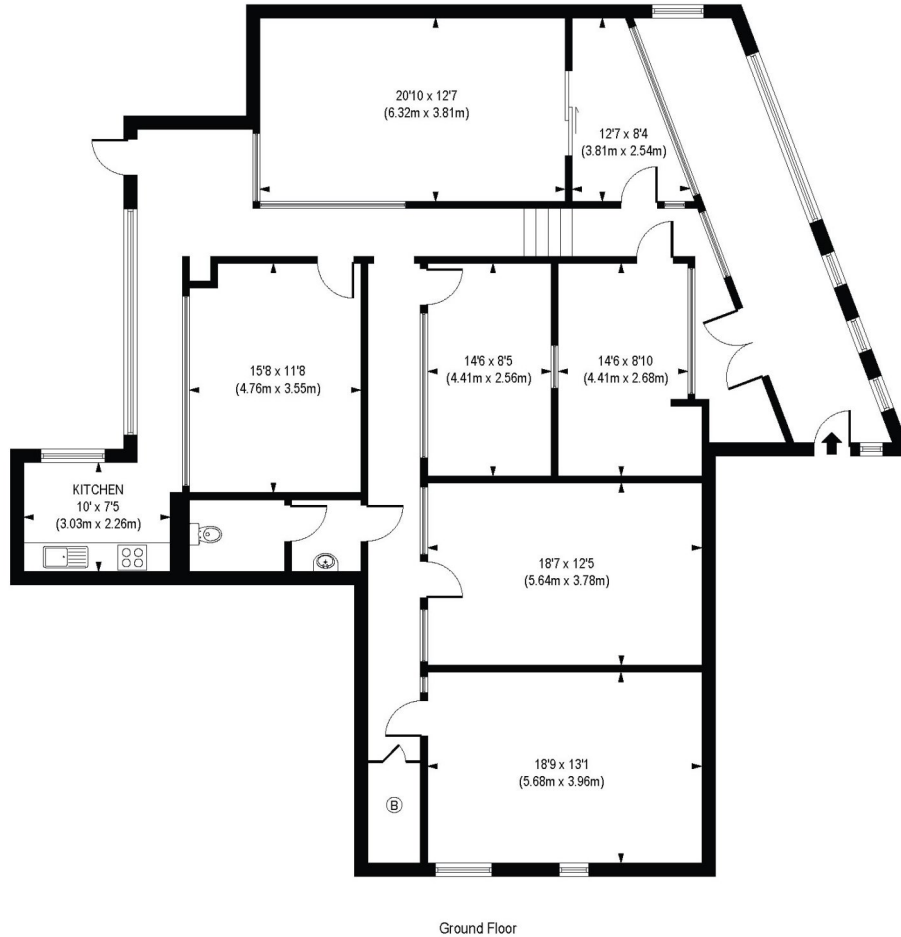
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Gowers Walk, E1

Approx. Gross Internal Floor Area 2107 sq. ft / 195.78 sq. m



Ground Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92) | A | | |
| (81-91) | B | | |
| (69-80) | C | 78 | 83 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-58) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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