

# SUGAR HOUSE, LONDON, E1



**ASKING  
PRICE  
£575,000**

- 588 Sq Ft One Bed
- 4th Floor
- Grade II Listed Building with Character
- Leasehold: 131 years
- 24 Hour Concierge
- Chain Free
- Walking Distance to Financial District

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Wonderful 588 Sq Ft one bedroom apartment located on the 4th floor of Sugar House, the spectacular grade II listed former Assembly Rooms of the Co-operative Wholesale Society building. This exquisite residence offers a blend of modern luxury and historic charm, providing an unparalleled living experience in the heart of the city.

As you enter, you are greeted by a spacious and light-filled open-plan living and dining area, featuring large windows that bathe the space in natural light.

Throughout the apartment, you'll find high ceilings, hardwood floors, and elegant design details that create an atmosphere of sophistication and warmth.

Additionally, residents of Sugar House enjoy exclusive access to a range of amenities, including 24-hour concierge service and beautifully landscaped communal gardens.

Sugar House sits on the southern section of Leaman Street and perfectly placed to take advantage of a number of transport links that include DLR, Aldgate and Aldgate East underground stations. There are also plenty of bus routes to choose from. Liverpool Street is easily accessible and offers main line services and swift access to Canary Wharf, Heathrow and the Central London via the recently opened Elizabeth Line. The nearby Goodmans Fields development provides local amenities, including convenience stores, cinema, international restaurants and a medical centre.

Vacant and ready to move into.

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# SUGAR HOUSE, LEMAN STREET, LONDON E1

Approximate gross  
internal area:  
**54.6 SQM /**  
**588 SQ FT**

## Sugar House, 99 Leman Street, London, E1

Approximate Gross Internal Floor Area = 54.6 sq m / 588 sq ft

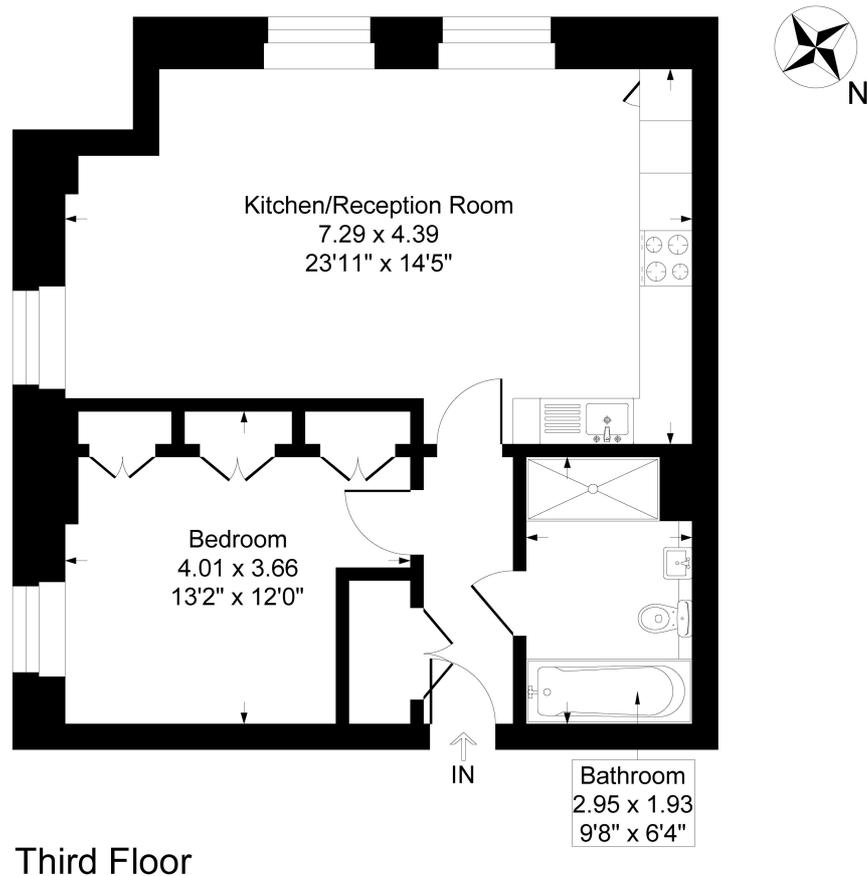


Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure: Leasehold, 130 years

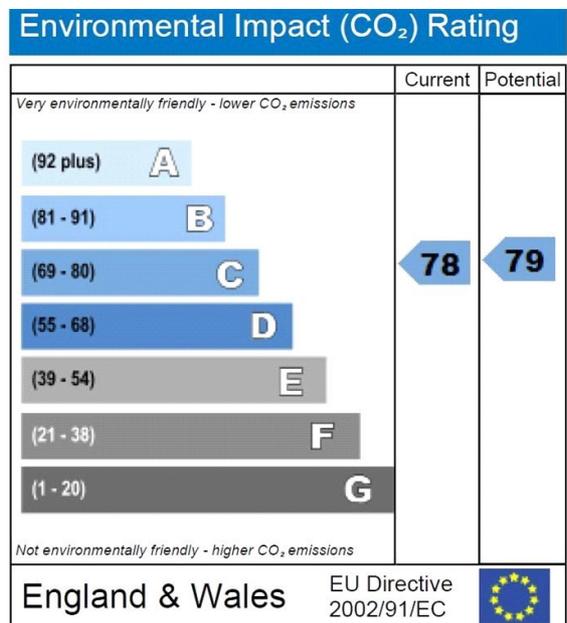
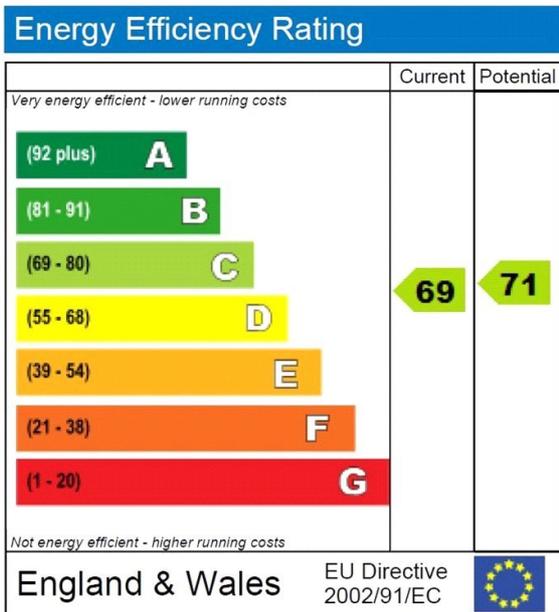
Estimated ground rent: £300 p.a.

Estimated service charge: £4,272.26 p.a.

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