

Times Square, London

E1 8GE London

Price: £525,000 (£1151 psf)



An attractive 3rd floor one bedroom city apartment (with car parking) situated in the much sought after Berkeley Homes development, Times Square, off Leman Street in the heart of the City. Times Square is part of the City Quarter development which fronts Leman Street and adjoins the new Goodmans Fields development (a brand new development by Berkeley Homes, - a 7 acre mixed use development providing, luxury apartments, 2 acre landscaped gardens, health club, shops, supermarket etc with current asking prices on average at £1500 psf).

Communication links are excellent being equidistant of Tower Hill and Aldgate, with Tower Gateway a short walk away also. This property is presently tenanted and therefore offers an excellent turn key opportunity for investors. Income is presently £22620 per annum (apartment and car space combined). Two months notice can be given at any time if required.

Comprising: One double bedroom, Open Plan sitting room with floor to ceiling windows onto balcony and overlooking Goodmans Fields Fully fitted integrated kitchen Fully tiled bathroom One secure underground car parking space 24 hour concierge Attractive development 9 years old with tranquil lagoon style water area to inner courtyard.



Energy Performance Certificate



Dwelling type: Mid floor flat
Date of assessment: 24 April 2008
Date of certificate: 25 April 2008
Reference number: 8178-6924-4040-1614-5022
Total floor area: 42 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	230 kWh/m ² per year	223 kWh/m ² per year
Carbon dioxide emissions	1.5 tonnes per year	1.4 tonnes per year
Lighting	£30 per year	£18 per year
Heating	£111 per year	£115 per year
Hot water	£169 per year	£169 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

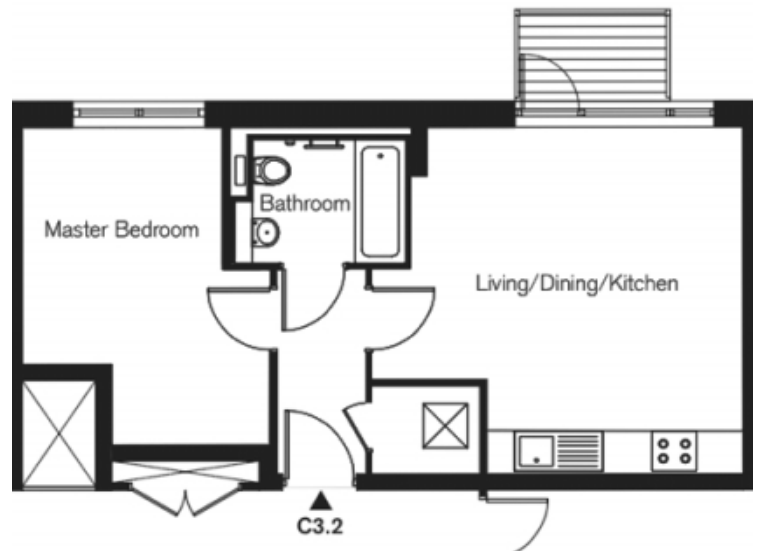
To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 812 812 or visit www.energysavingtrust.org.uk/myhome

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C3.2

Nett Internal Area

42.4m²

456ft²

Living/Dining/Kitchen

4.18m x 4.65m

13' 8" x 15' 3"

Master Bedroom

2.70m x 4.25m

8' 10" x 13' 11"