

# SABA PROPERTIES



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**£1,160,000**

2 bed Flat for sale on 42  
Christopher Court, Leman  
Street E1

Reference: Christophercourt01

## Key Features

Penthouse  
Duplex  
Secured Parking  
3 balconies  
Built in storage  
24 Hour concierge

# The Property

Beautifully presented and incredibly bright and airy penthouse duplex apartment is on the top two floors of the highly sought-after Christopher Court, an extremely smart development by Berkeley Homes which offers 24-hour concierge and courtyard gardens with water features. The sophisticated reception room has an open-plan kitchen with separate living and dining areas and two balconies, one overlooking the new landscaped gardens at Goodman's Fields and a second which is south-facing and large enough for dining on. Both bedrooms have built-in wardrobes (the master being ensuite with its own private balcony) and there is additional storage under the stairs. The apartment has an extremely contemporary decor throughout and a host of modern fittings including air conditioning, built-in speakers and electric blinds in the bedrooms. Coming with a secure underground parking space, this is the perfect City apartment for any discerning buyer who loves to entertain and impress, and would also make an ideal pied-a-terre or rental investment.

**Situation** Christopher Court is located moments from both Aldgate (Metropolitan and Circle line) and Aldgate East (Hammersmith & City and District line) tube stations, and is also a short distance to the DLR at Tower Hill, providing excellent transport links to anywhere in London or Canary Wharf. The shops, bars and restaurants in the City, Spitalfields and Wapping are all within easy reach, and the apartment is perfectly situated for anyone wanting a short walk to work in the Square Mile. The area is undergoing massive regeneration due to the Goodman's Fields development further up Leman Street which, when completed in 2017, will see new shops, bars, restaurants and other amenities open in the area

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# Gallery



Total internal floor area approx:  
1,000 SQFT (or 28.36 SqM)  
Total external floor area approx:  
1,000 SQFT (or 28.36 SqM)