



New Drum Street, Aldgate East, E1

Asking Price: £750,000

 Benham
& Reeves

New Drum Street, Aldgate East, E1

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A spacious 2-bedroom apartment situated in the very sought after Wiverton Tower, Aldgate.

This luxurious apartment offers a large principal bedroom, a second double bedroom with an en-suite bathroom, a family bathroom and a very generous open-plan living room leading out to a Winter Garden. The property offers beautiful wooden flooring, under-floor heating, air conditioning and video entry system.

The development benefits from a 24-hour concierge and gymnasium and has a spectacular roof-top terrace. Locally there is a large range of bars, shops, restaurants and amenities to be enjoyed.

The property is conveniently situated close to Aldgate East Underground station, offering easy access to the City.

Please note that this property is currently rented, photographs were taken prior to the current tenancy



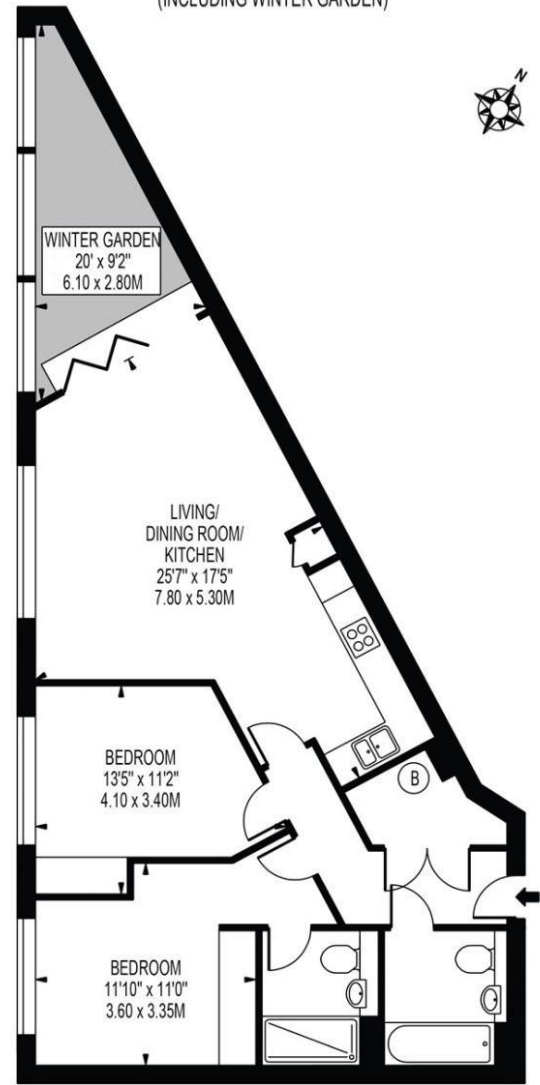


Property Features:

- 2 Bedrooms
- 7th Floor
- 862 Square Feet (Approx.)
- Winter Garden
- Bright and Spacious
- Open-Plan
- Air Conditioning
- Fantastic Location
- 24 Hour Concierge and Gymnasium
- Aldgate East, Waterloo and Lambeth North Stations (Zone 1)



WIVERTON TOWER
APPROXIMATE GROSS INTERNAL FLOOR AREA: 862 SQ FT - 80.10 SQ M
(INCLUDING WINTER GARDEN)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

FOR ILLUSTRATION PURPOSES ONLY

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Terms & Conditions:

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Asking Price:	£750,000
Tenure:	Leasehold Expires 24/06/3014 Approximately 989 Years Remaining
Ground Rent:	£425.00 (per annum) (Oct 2024 to Sept 2025)
Service Charge:	£4,938 (per annum) (Oct 2024 to Sept 2025)
Anticipated Rent:	£3,130.00 pcm Approx. 4.7% Yield

Viewings:

All viewings are by appointment only through our City Office.

Our reference: ACC220241

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