



New Drum Street, Aldgate East, E1

Offers in excess of: £525,000

 Benham
& Reeves

New Drum Street, Aldgate East, E1

 1 Bedroom  1 Bathroom  Leasehold

This one bedroom apartment on the 11th floor of a contemporary purpose-built block spans an impressive 595 square feet.

The apartment features Amtico flooring, large windows that fill the space with natural light, a spacious bedroom with built-in storage, and a stylish bathroom. Enjoy the added luxury of a private winter garden that provides lovely south-westerly views.

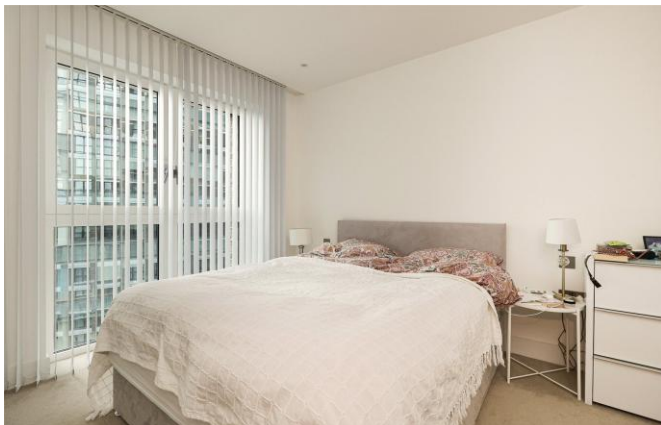
Residents will enjoy the convenience of a 24-hour concierge service and access to a fully equipped fitness suite. The surrounding area boasts a diverse range of amenities, including restaurants, cafes, shops, and cultural attractions such as the Whitechapel Gallery. Additionally, the development is conveniently situated near Aldgate East Underground station, offering easy transport links for commuting throughout the city.

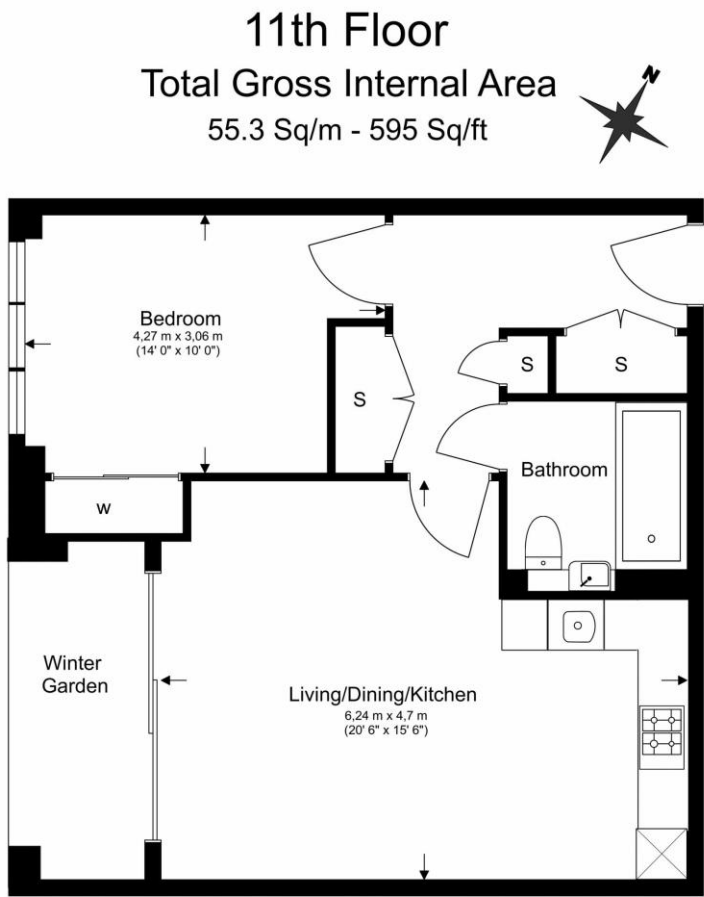




Property Features:

- One Bedroom
- One Bathroom
- Winter Garden
- 11th Floor
- 24-Hour Concierge
- Residents' Gym
- Air Conditioning





Benham & Reeves

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(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	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Offers in excess of:	£575,000
Tenure:	Leasehold Expires 24/06/3014 Approximately 989 Years Remaining
Ground Rent:	£350.00 (per annum) 01/10/2024 - 31/09/2025
Service Charge:	£2,017.00 (per annum) 01/10/2024 - 31/09/2025
Anticipated Rent:	£2,900.00 pcm Approx. 6.1% Yield

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH250188

T: 020 7213 9700
E: city.sales@benhams.com
W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

