



# Wiverton Tower, New Drum Street, Aldgate East, E1

Asking Price: £700,000

Benham  
& Reeves

# Wiverton Tower, New Drum Street, Aldgate East, E1

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

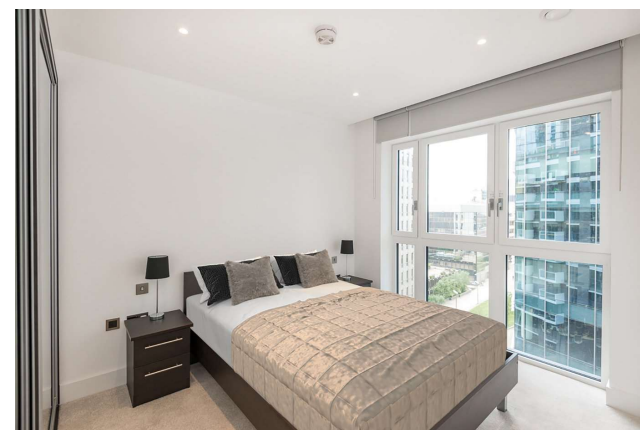
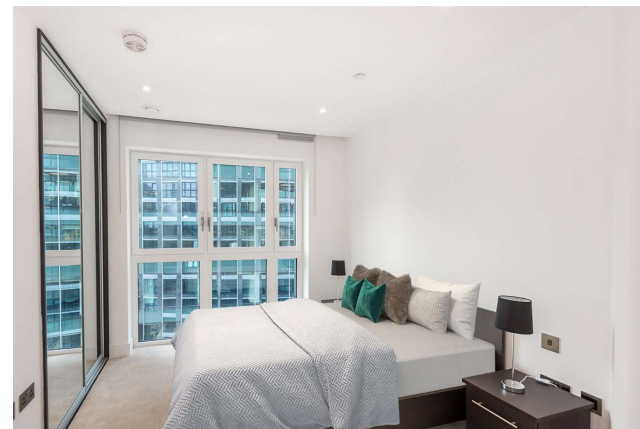
A spacious 2-bedroom apartment situated in the very sought after Wiverton Tower, Aldgate.

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.

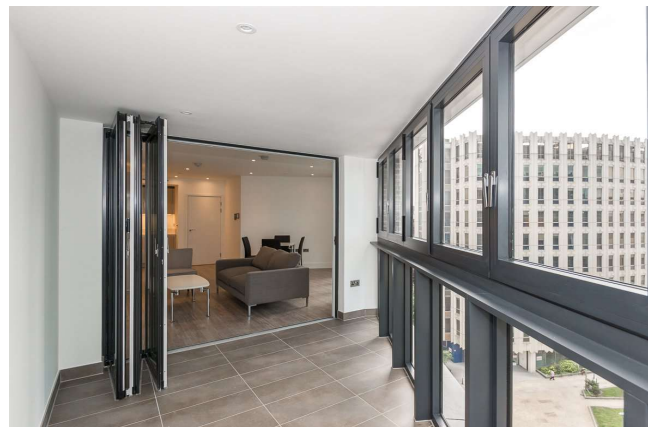
\*Please note that this property is currently rented, photographs were taken prior to the current tenancy\*





## Property Features:

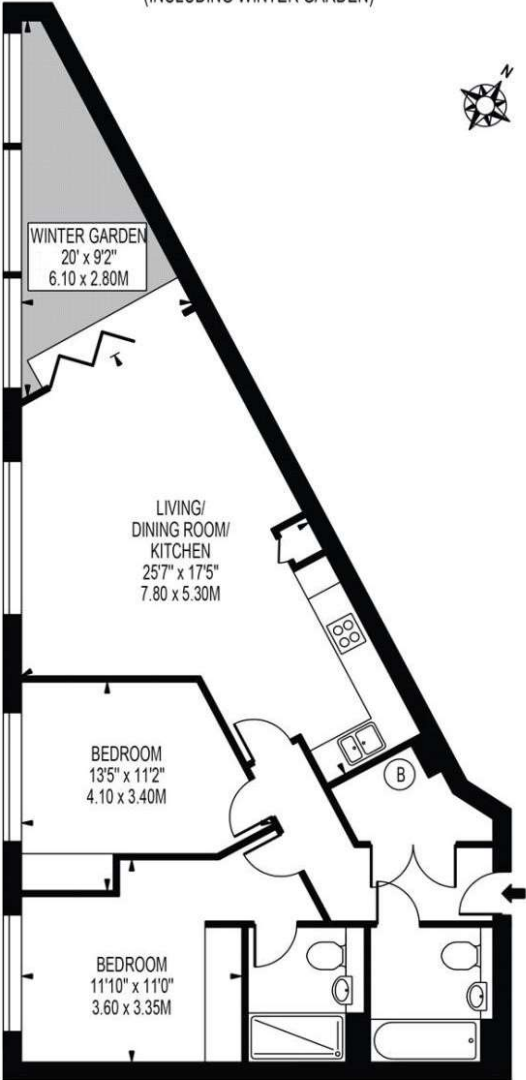
- Two Bedrooms
- 7th Floor
- 862 Square Feet (Approx.)
- Winter Garden
- Bright and Spacious
- Open-Plan
- Air Conditioning
- Fantastic Location
- 24 Hour Concierge and Gymnasium
- Aldgate East, Waterloo and Lambeth North Stations (Zone 1)



# Wiverton Tower, New Drum Street, Aldgate East, E1



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

## Terms & Conditions:

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

Asking Price:	£700,000
Tenure:	Leasehold Expires 24/06/3014 Approximately 988 Years Remaining
Ground Rent:	£662.41 (per annum) to September 2026
Service Charge:	£5,194.00 (per annum) to September 2026
Anticipated Rent:	£3,130.00 pcm Approx. 5.4% Yield

## Viewings:

All viewings are by appointment only through our City Office.

Our reference: ACC220241

T: 020 7213 9700

E: [city.sales@benhams.com](mailto:city.sales@benhams.com)

W: [www.benhams.com](http://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 its 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

