



New Drum Street, Aldgate East, E1

Asking Price: £1,200,000

 Benham
& Reeves

New Drum Street, Aldgate East, E1

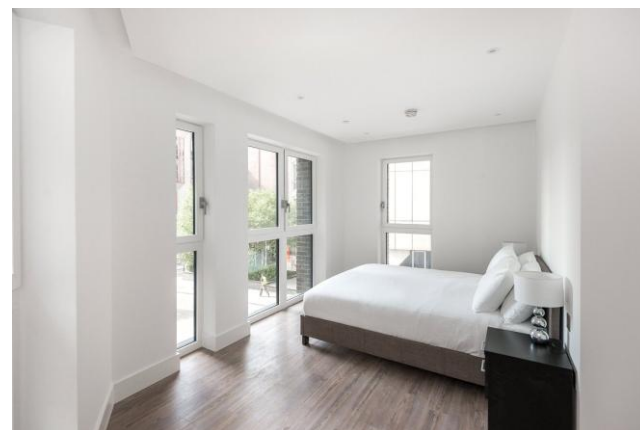
 3 Bedroom (s)  2 Bathroom (s)  Leasehold

Set within Wiverton Tower in the sought-after Aldgate Place development. This delightful apartment is arranged across two floors and finished with wooden floors and full-length windows throughout, underfloor heating and air conditioning.

The apartment comprises of bright, spacious reception area with multi aspects and balcony, an open-plan kitchen with integrated appliances and guests' WC.

The upper level houses the bedrooms which are well proportioned and well-equipped. The principal bedroom includes an en-suite shower room and a large fitted wardrobe and the second bathroom features a bespoke bathtub, vanity mirrors and a heated towel rail.

Residents at Aldgate Place benefit from dedicated 24-hour concierge, state of the art residents' gym and communal roof terrace. Located just minutes of Aldgate East station and a short walk into the City. The apartment is also within easy reach of Spitalfields, Shoreditch & Brick Lane.



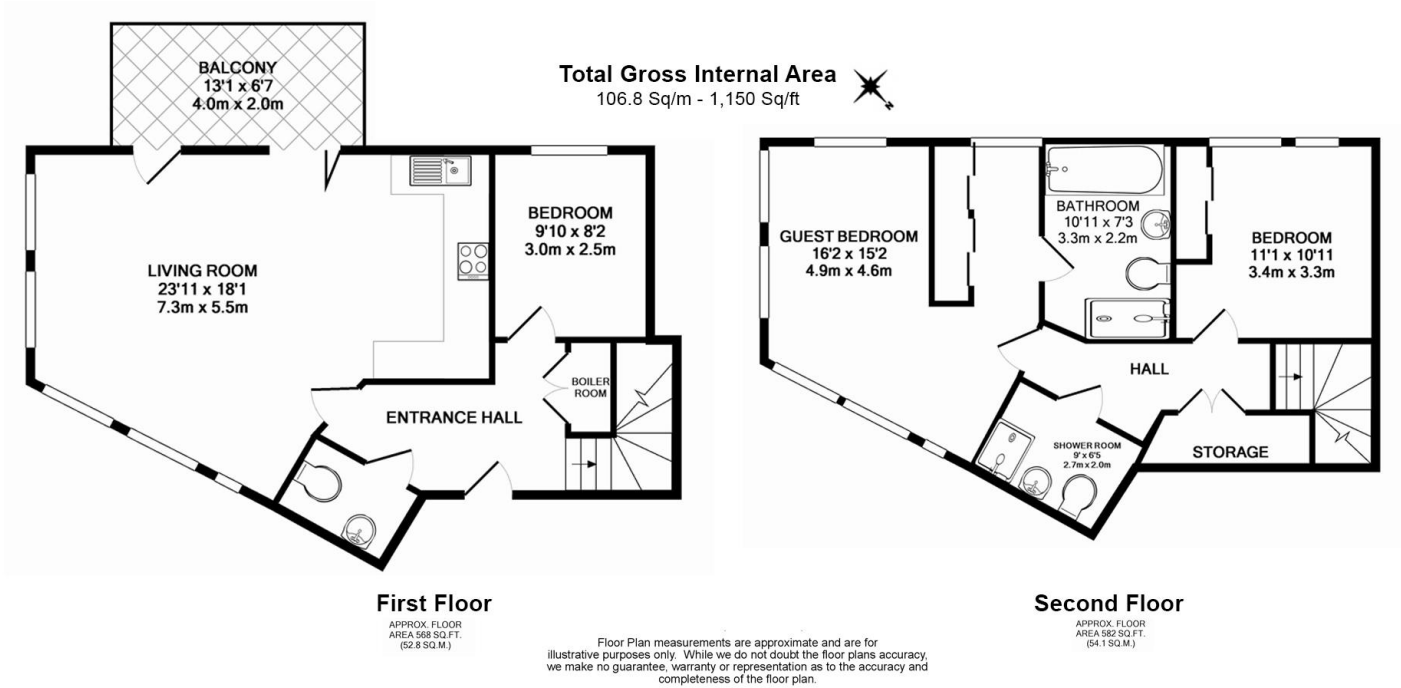


Property Features:

- 3 Bedrooms
- 2 Bathrooms & 1 cloakroom
- Split level
- 1150 Square Feet (Approx.)
- Communal Roof Terrace
- 24 Hour Concierge
- Residents' Gym
- Allocated Parking
- Aldgate East station (Zone 1)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

Asking Price:	£1,200,000
Tenure:	Leasehold Expires 24/06/3014 Approximately 987 Years Remaining
Ground Rent:	£779.00 (per annum) 01.10.2025 - 30.09.2026
Service Charge:	£7,668.74 (per annum) 01.10.2025 - 30.09.2026
Anticipated Rent:	£3,527.00 pcm Approx. 3.8% Yield

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH220114

T: 020 8036 3200

E: canarywharf.sales@benhams.com

W: www.benhams.com

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