



New Drum Street, Aldgate East, E1

Asking Price: £800,000

 Benham
& Reeves

New Drum Street, Aldgate East, E1

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

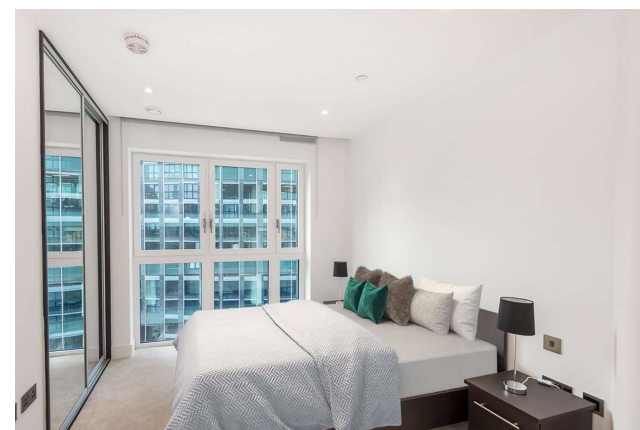
A spacious 2-bedroom apartment situated in the very sought after Wiverton Tower, Aldgate.

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





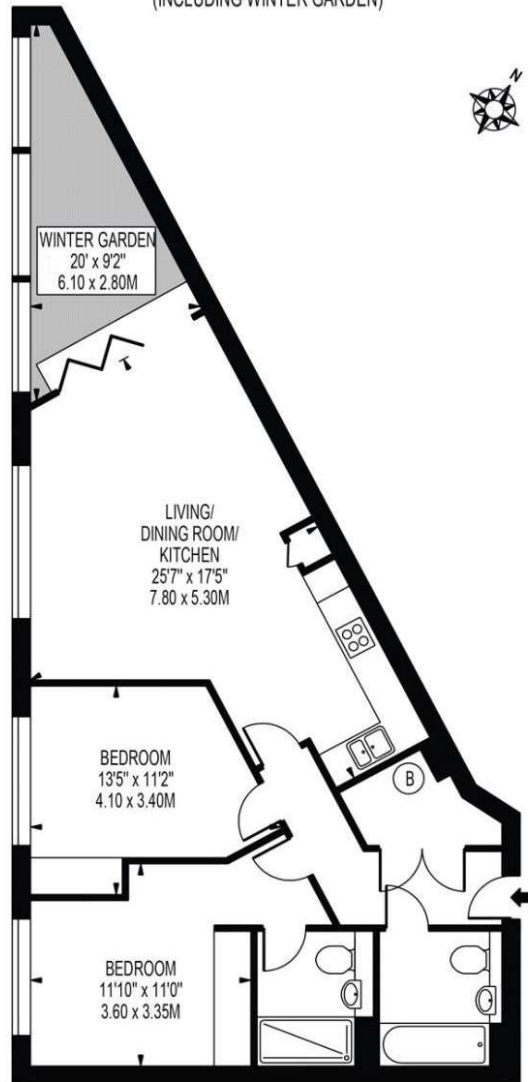
Property Features:

- 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)



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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

Asking Price:	£800,000
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

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 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

