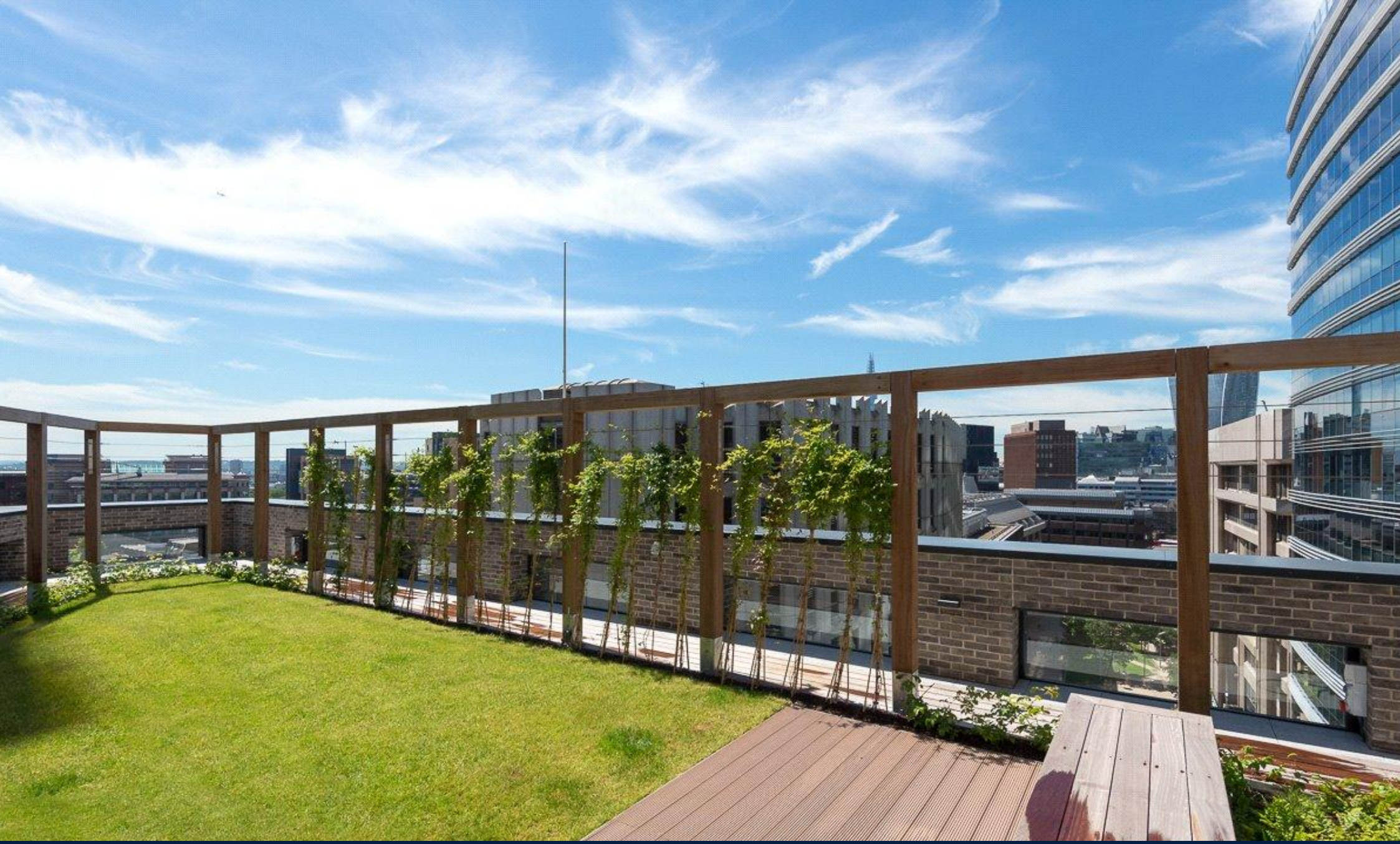


New Drum Street, Aldgate East, E1

Asking Price: £1,100,000

Benham & Reeves

New Drum Street, Aldgate East, E1

3 Bedroom (s) 2 Bathroom (s) Leasehold

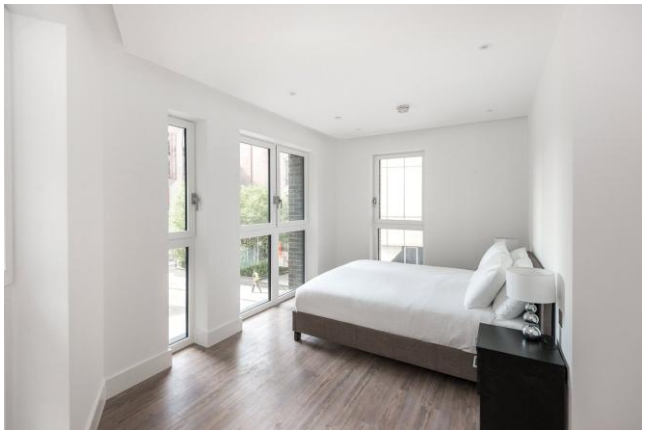
Set within Wiverton Tower in the sought-after Aldgate Place development. This delightful apartment is arranged across two floors and finished with wooden floors and full-length windows throughout, underfloor heating and air conditioning.

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.







New Drum Street, Aldgate East, E1



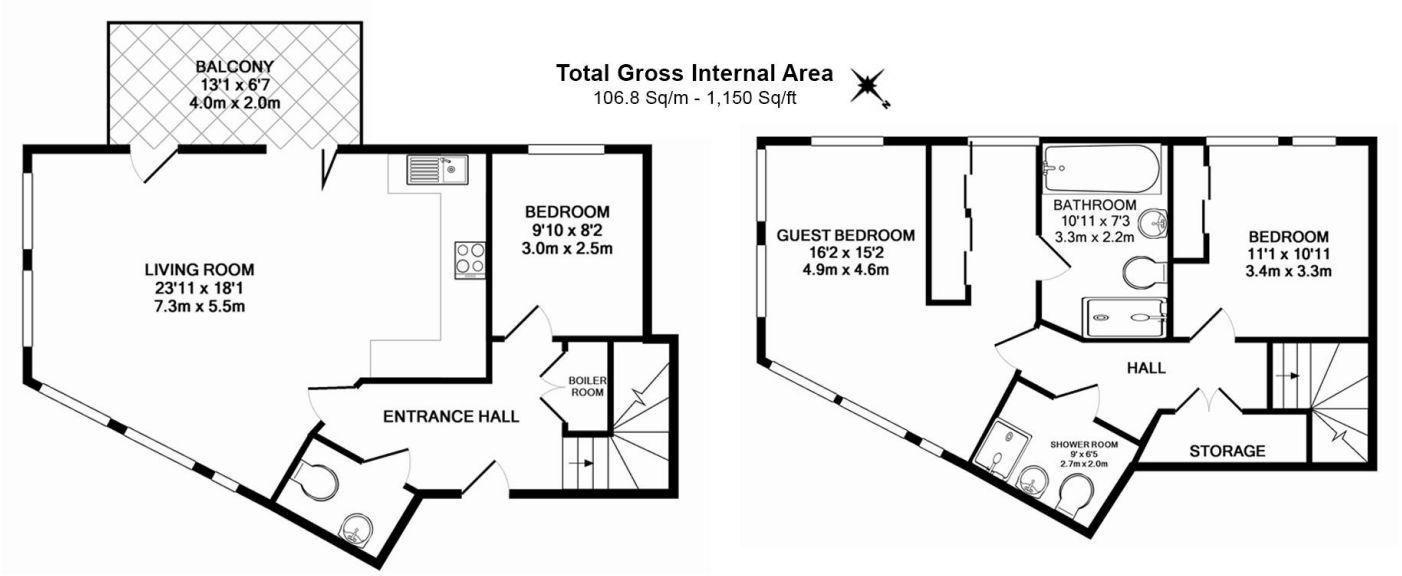




Property Features:

- 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)

New Drum Street, Aldgate East, E1



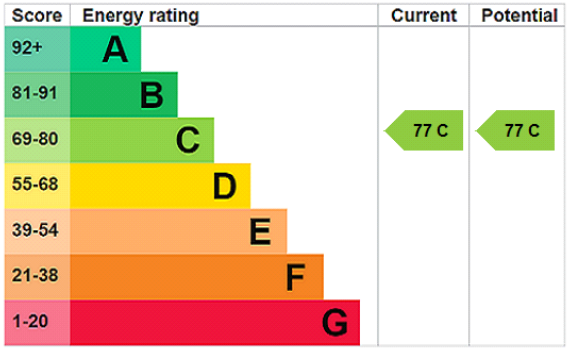
First Floor

APPROX. FLOOR AREA 568 SQ.FT. (52.8 SQ.M.)

Second Floor

APPROX. FLOOR AREA 582 SQ.FT. (54.1 SQ.M.)

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.



New Drum Street, Aldgate East, E1

Terms & Conditions:

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

Asking Price:	£1,100,000
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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