



NAYLOR BUILDING EAST, ADLER STREET, LONDON, E1  
**£830,000 LEASEHOLD**

## THREE BEDROOM SPLIT LEVEL APARTMENT WITH PRIVATE PATIO WITHIN THE ALDGATE TRIANGLE

Shoreditch | 020 7749 7650 | [shoreditch@winkworth.co.uk](mailto:shoreditch@winkworth.co.uk)

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## DESCRIPTION:

A well-presented three bedroom, three-bathroom Duplex Apartment City apartment which forms part of the desirable Aldgate Triangle development. The development boasts 24hr concierge, resident's gym and roof terrace, fob entry with fob and mobile phone app/entry, lift access and secure underground parking. The property has been reconfigured and completely renovated throughout to a very high spec including Lutron smart home automation system, Audio and LED lighting system that can be controlled by the wall switches, by motion, or by app.

Upon entering the property, you are greeted with the beautiful kitchen with granite worktops, breakfast bar, wine cooler, induction hob with integrated venting system, American style fridge freezer, Quooker Flex boiling hot water tap with cold filter and scale control, InSinkErator waste disposal and WiFi oven. There is also a utility area which has been created which includes an upgraded Megaflo hot water system with large 300L capacity and separate washing machine and tumble dryer.

The property then leads to the spacious open plan living/dining room with downstairs W/C and direct access to the Private patio terrace. The stairs case leads to the landing where there are two double bedrooms, one smaller bedroom/study and family bathroom. Each bathroom features Hansgrohe showers, electric toilets with integrated bidet, heated thermostatic towel radiators and the main bathroom features an additional freestanding bath.

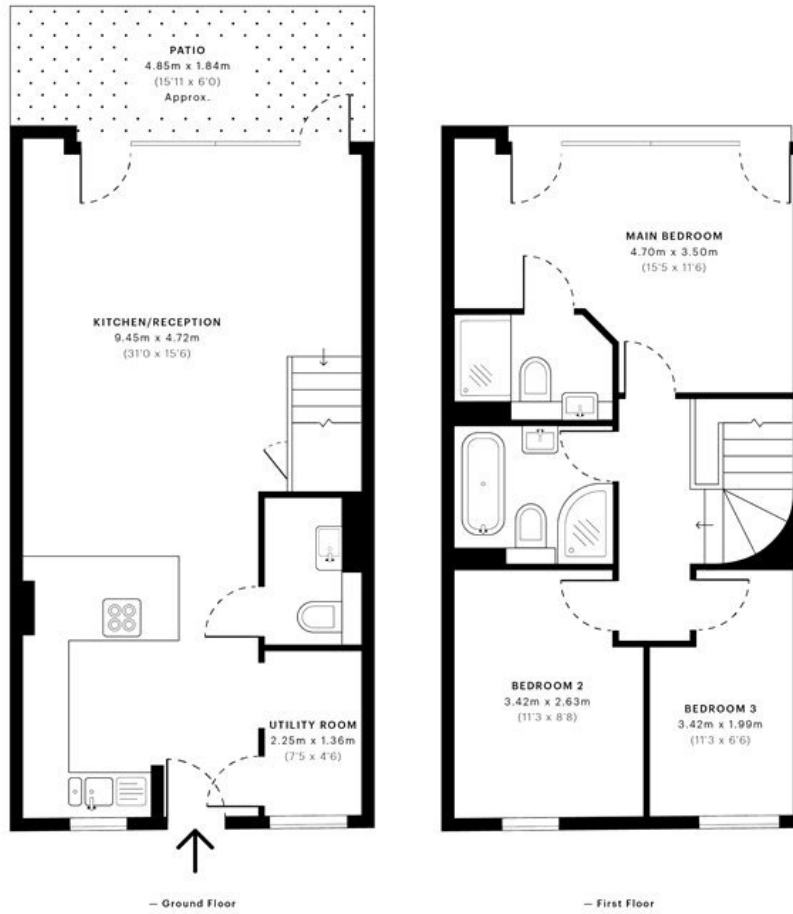
Situated on Assam Street the flat offers numerous transport options with Aldgate, Aldgate East, Whitechapel (Crossrail) and Liverpool Street underground stations are all within easy reach giving fantastic access across the City. There is also a wealth of local amenities on your doorstep with Brick Lane and Spitalfields markets offering an array of boutique shops, cafes, bars and restaurants.

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- GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
87.87 sqm / 945.82 sqft
- NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
81.25 sqm / 874.57 sqft
- EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft
- RESTRICTED HEAD HEIGHT**  
Limited use area under 1.9m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 85.85 sqm / 924.08 sqft  
IPMS 3C RESIDENTIAL 82.74 sqm / 890.61 sqft  
spec id: 6041067d77245e0dd3fe2aab

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	77	78
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

