



NAYLOR BUILDING EAST, ADLER STREET, LONDON, E1
£735,000 LEASEHOLD

A NEWLY REFURBISHED TWO BEDROOM TWO BATHROOM APARTMENT WITHIN THE ALDGATE TRIANGLE

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DESCRIPTION:

A well-presented, newly refurbished, two-bedroom, two-bathroom apartment which forms part of the desirable Aldgate Triangle development. The development boasts 24-hr concierge, resident's gym and roof terrace, 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, multi-zone underfloor heating that can be controlled by smart phone app, 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 entrance hall with storage space, family bathroom with floor to ceiling tiles, white three-piece suite and electric towel radiator. The property then leads to the spacious open plan living/dining room and direct access to a double length balcony overlooking the park and also benefits from herringbone flooring, the beautiful kitchen with concrete effect worktops, breakfast bar, wine cooler, induction hob, and integrated fridge freezer, dishwasher, microwave and dual oven. Both bedrooms are doubles and have plentiful wardrobe space, the master of which has its own en-suite bathroom and walk in shower.

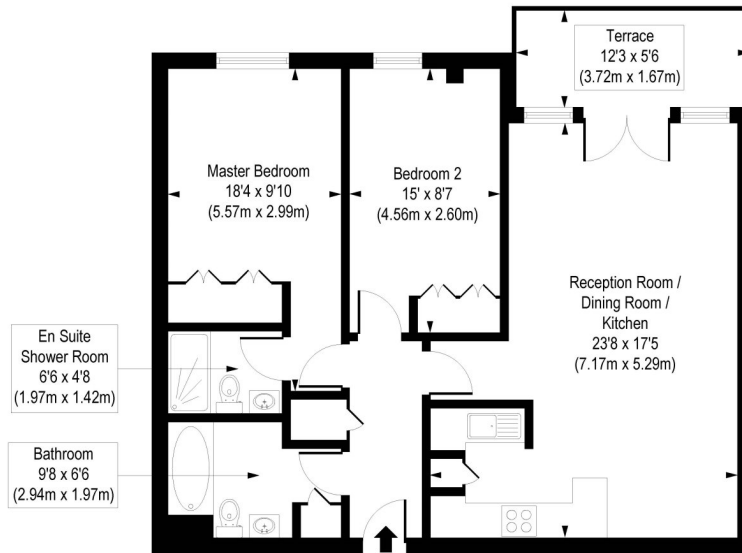
Situated on Adler Street the flat offers numerous transport options with Aldgate, Aldgate East, Whitechapel (Crossrail) and Liverpool Street underground stations are all within easy reach giving fantastic access across the City. There is also a wealth of local amenities on your doorstep with Brick Lane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

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Naylor Building East, Adler Street, E1
 Approx. Gross Internal Floor Area 818 sq. ft / 75.99 sq. m



Second Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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			
(92-100) A			
(81-91) B		85	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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