



Naylor Building West, 1 Assam Street., London, E1 7QL

£650 Per Week

A VERY LARGE 2 DOUBLE BEDROOM 2 BATH APARTMENT FOR RENT WITH SEPARATE WORK FROM HOME OFFICE.

The apartment is within the City's most sought after development 'The Naylor Building West' (part of the Aldgate Triangle) Aldgate East E1.

This 4th floor, 2 bedroom apartment has 2 modern bathroom suites, very large & bright reception room, boasting floor to ceiling windows and double height ceilings, modern fitted kitchen and access to the separate work from home office room.

Tenants have the use of a 24 Hour concierge, residents communal spaces, gym, spa, sauna, steam room & jacuzzi spa at no additional cost.

The Naylor Building West is very well situated, being a short walk into the City!

Aldgate East tube station is only moments away, so is Brick Lane, Liverpool St, Spitalfields Market & Shoreditch.

- 2 Double Bedrooms
- 2 Bathrooms
- Separate Work From Home Office Room.
- 24 Hour Concierge
- Residents Gym & Spa Facilities
- Part Furnished
- By Aldgate East Tube Station
- Short Walk To The City
- Available From 26.07.2024
- 4th Floor

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GYM



GYM VIEW



ALDGATE EAST TUBE STATION



JACUZZI BATH



WHITECHAPEL TUBE STATION

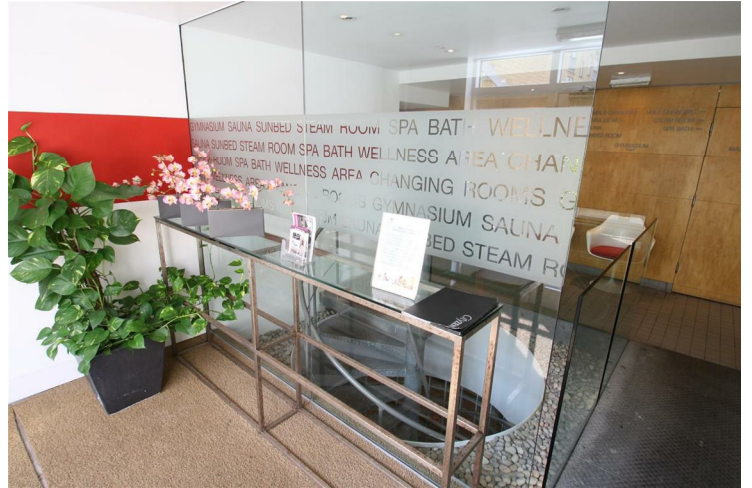


SAUNA ROOM

Naylor Building West, 1 Assam Street., London, E1 7QL



GYM ENTRANCE



SPA ENTRANCE



SUNBED ROOM



COMMUNAL SPACE



SUNBED



COMMUNAL SPACE VIEW

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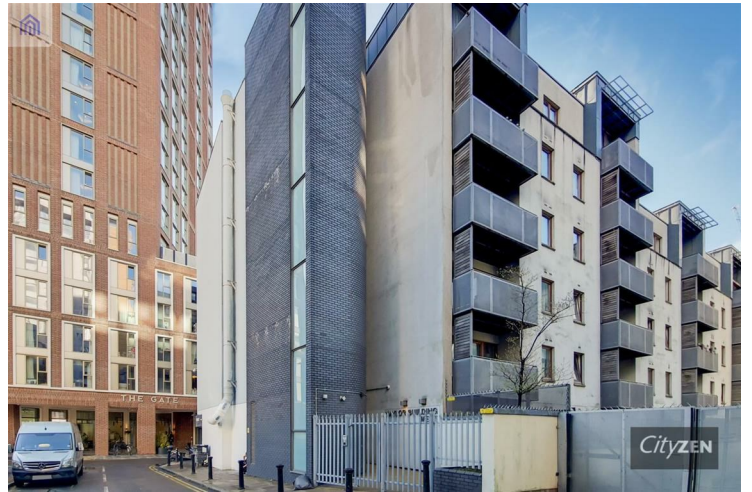
SPITALFIELDS MARKET



LIVERPOOL STREET STATION



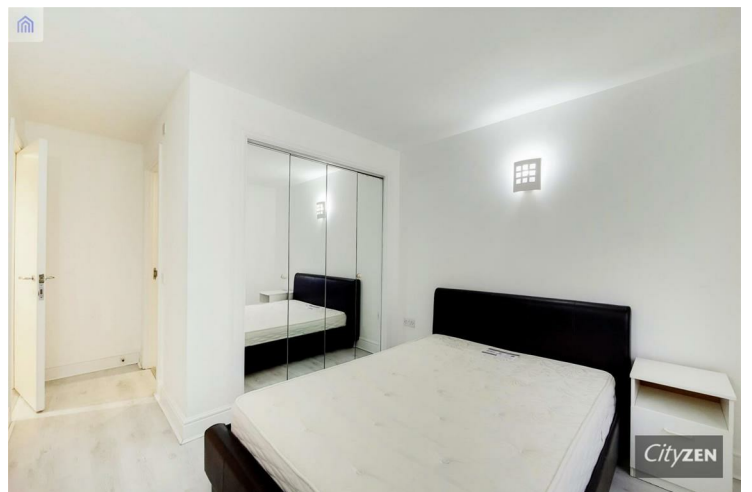
BRICK LANE



NAYLOR BUILDING



ALDGATE STATION



BEDROOM 1

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BEDROOM 1



BEDROOM 2



EN SUITE SHOWER ROOM



RECEPTION ROOM



BEDROOM 2



RECEPTION ROOM

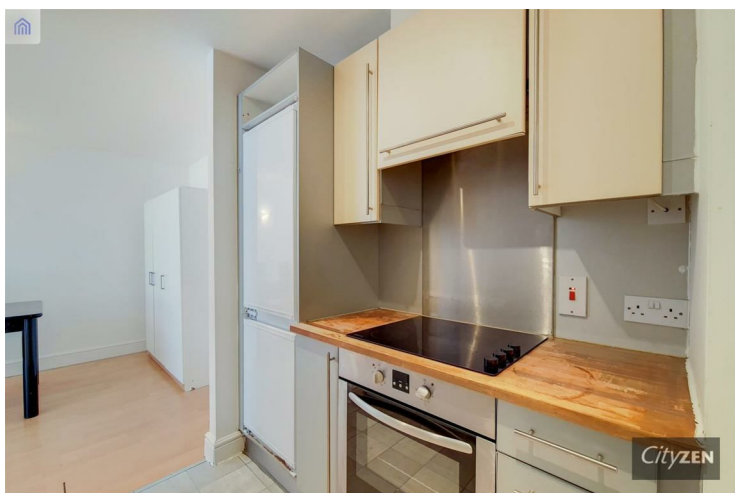
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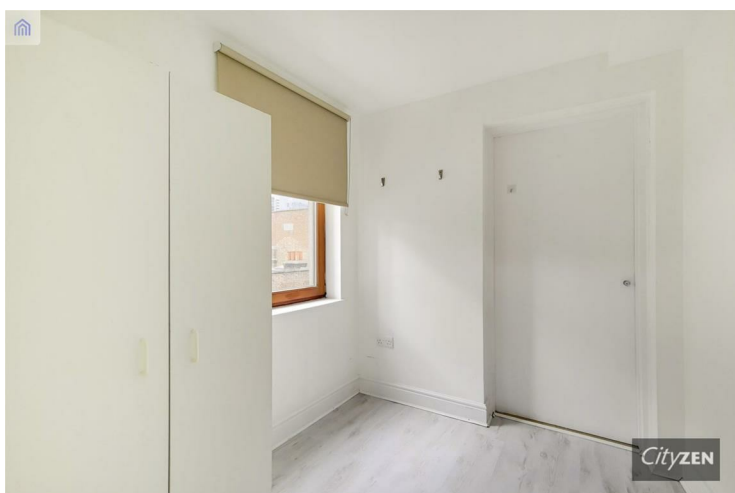
KITCHEN



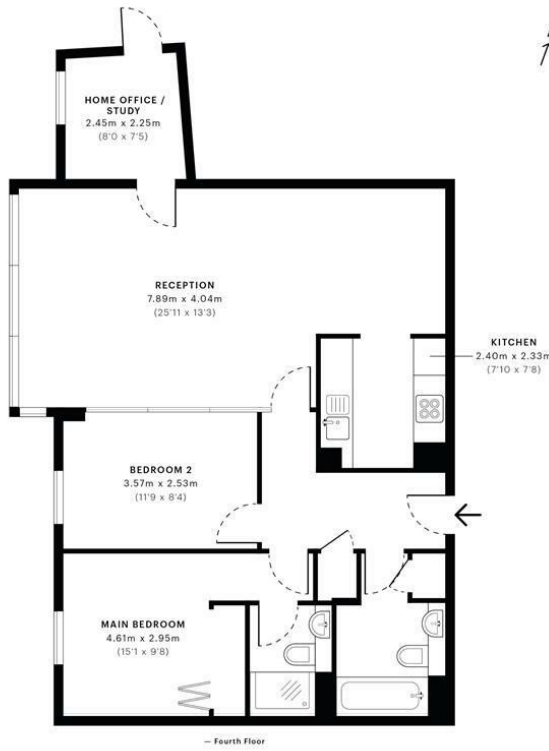
BATHROOM



KITCHEN



OFFICE - STUDY



GROSS INTERNAL AREA (GIA)
The footprint of the property
77.28 sqm / 831.83 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external fixtures
Includes measurements for individual rooms and finished heights
72.28 sqm / 778.02 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

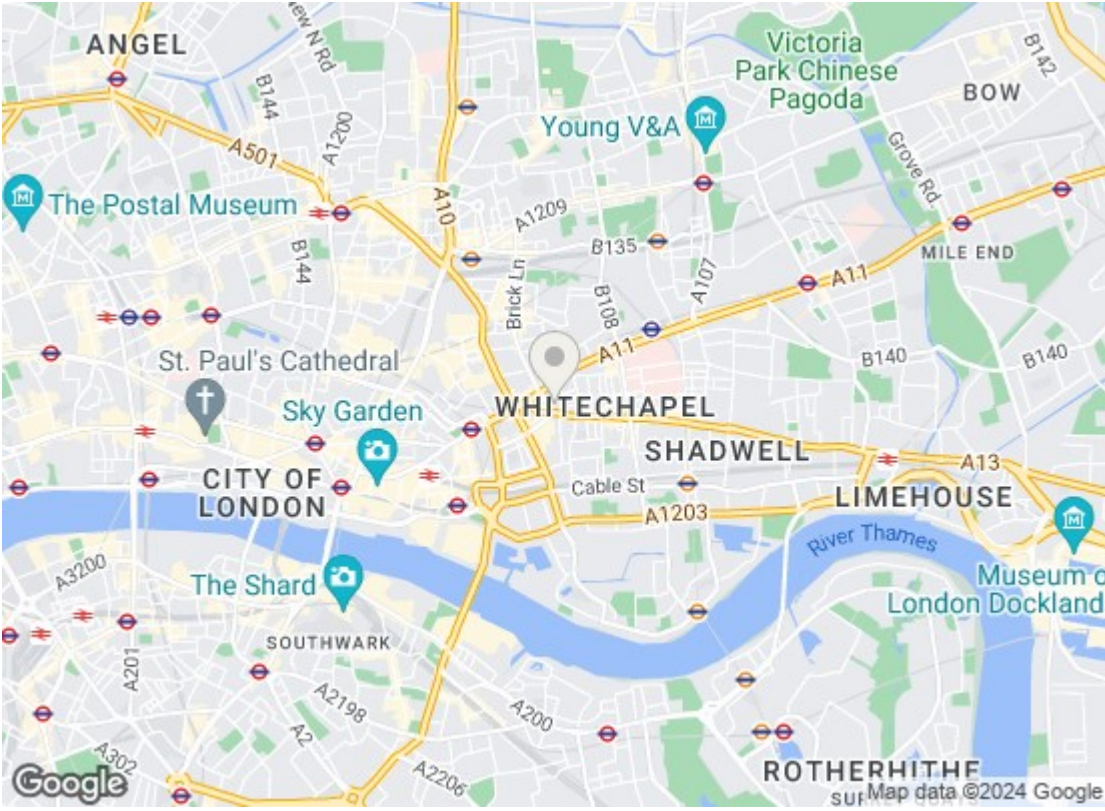
RESTRICTED HEAD HEIGHT
Limited areas are under 1.5m
0.00 sqm / 0.00 sqft

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: 76.80 sqm / 834.84 sqft
IPMS 3C RESIDENTIAL: 74.75 sqm / 804.60 sqft

specio: 5f73e6f0d2ba290d9147a50e

spec Verified
RICS Certified Property Measurer



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	75
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.