



The Haydon, 16 Minories, London, EC3N 1AX

£765,000

AN OPPORTUNITY TO BUY IN THIS PREVIOUSLY SOLD-OUT DEVELOPMENT TUCKED AWAY IN THE CITY OF LONDON

This apartment is currently rented producing an income of £40,000 per annum (5% gross yield) however it can also be sold with vacant possession.
Set over 540 square feet and finished to the highest of standards this one bed apartment offers luxury and convenience

Situated by Aldgate Station
Zone 1
Excellent City home or investment

Service charge £5768 per annum.
Ground rent £ZERO per annum.
Lease: 458 years remaining.

*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- 1 BEDROOM APARTMENT
- AMAZING CITY LOCATION
- AWARD WINNING DESIGNED BUILDING
- 24 HR CONCIERGE, CINEMA & GYM
- SPA POOL
- 6TH FLOOR
- OVER 540 SQ FEET (51 SQ M)
- SOLD WITH VACANT POSSESSION OR TENANTED
- CURRENTLY LET AT £40,000 PER ANNUM
- VERY HIGH-END SPECIFICATION

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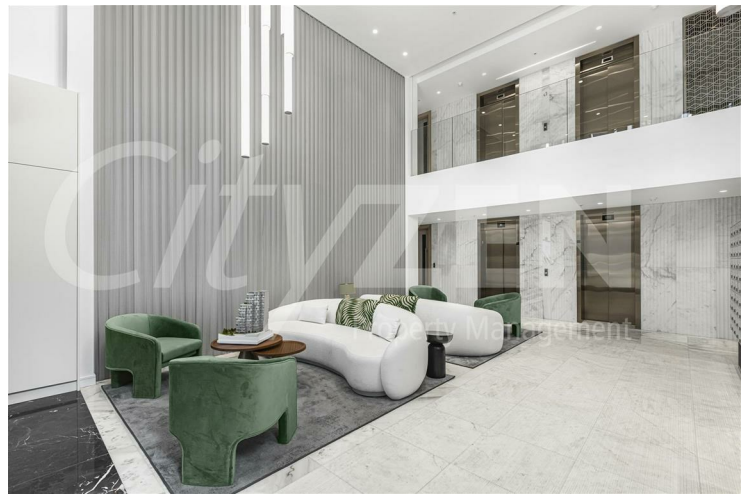
THE HAYDON



RESIDENTS ROOF GARDEN



RESIDENTS POOL (CGI)



LOBBY



RESIDENTS GYM (CGI)



RESIDENTS CINEMA

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RESIDENTS ROOF GARDEN



BEDROOM



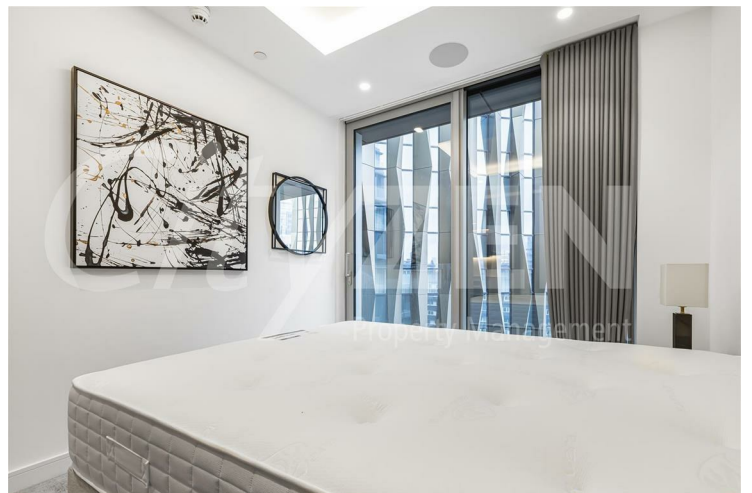
VIEW FROM ROOF GARDEN



BEDROOM



BATHROOM



BEDROOM

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RECEPTION ROOM



KITCHEN



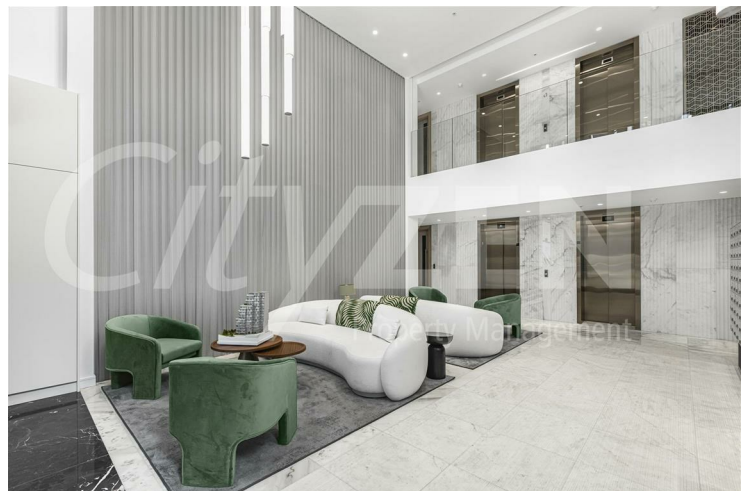
RECEPTION ROOM



KITCHEN

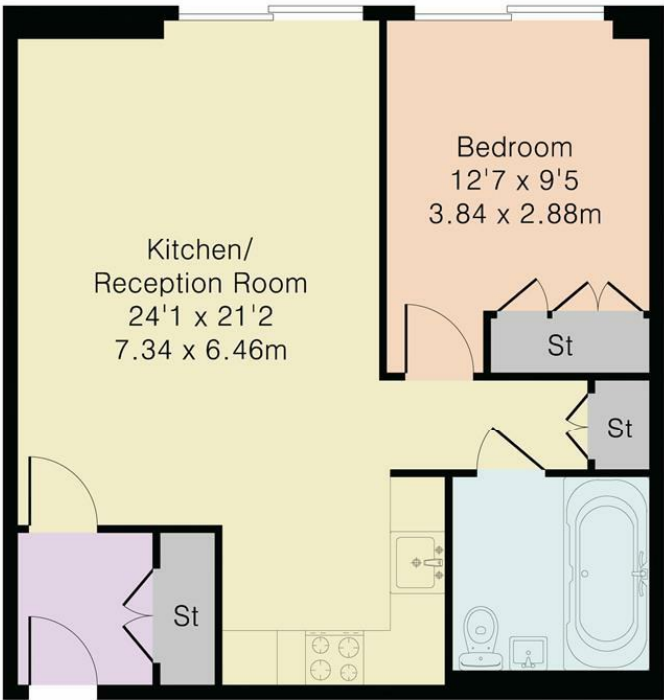


RECEPTION ROOM



LOBBY

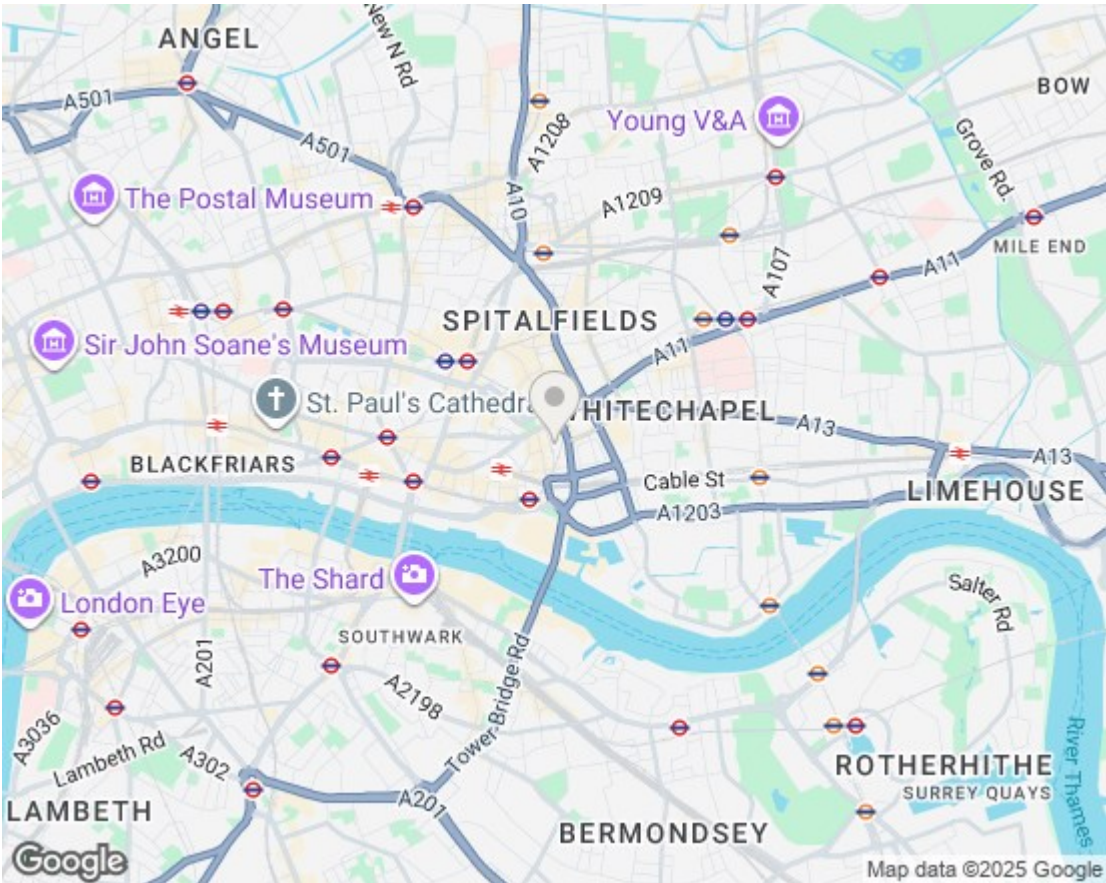
Approximate Gross Internal Area 544 sq ft – 51 sq m



Sixth Floor Flat



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 86 | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales 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 | | |
| England & Wales 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.