



The Haydon, 16 Minories, London, EC3N 1AX

£895,000

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 £39,780 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 £5508 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
- 24 HR CONCIERGE, CINEMA & GYM
- OVER 540 SQ FEET (51 SQ M)
- VERY HIGH-END SPECIFICATION
- AMAZING CITY LOCATION
- SPA POOL
- SOLD WITH VACANT POSSESSION OR TENANTED
- AWARD WINNING DESIGNED BUILDING
- 8TH FLOOR
- CURRENTLY LET AT £39,780 PER ANNUM

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THE HAYDON



LOBBY



RESIDENTS POOL (CGI)



RESIDENTS CINEMA



RESIDENTS GYM (CGI)



RESIDENTS ROOF GARDEN

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VIEW FROM RESIDENTS ROOF GARDEN



RECEPTION ROOM



KITCHEN



KITCHEN



RECEPTION ROOM



BEDROOM

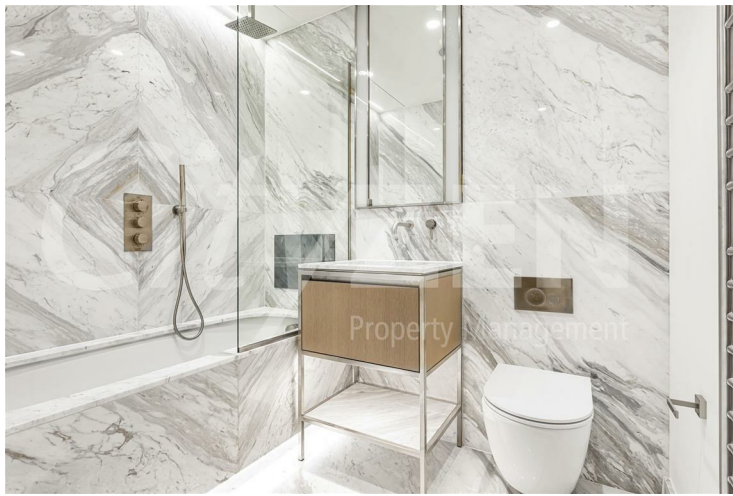
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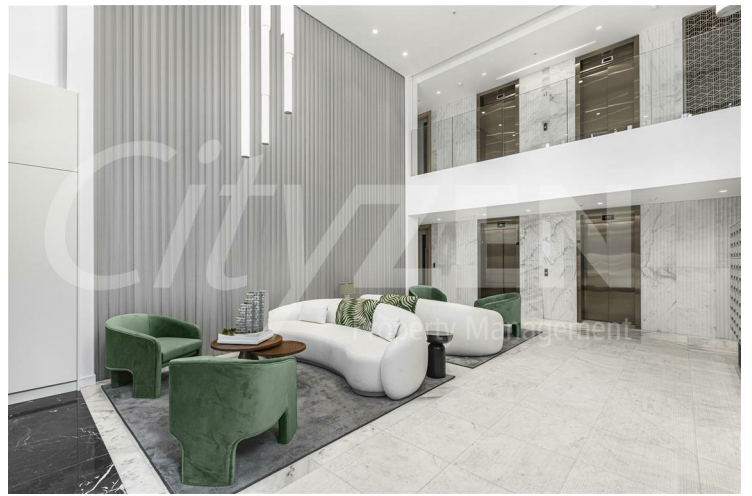
BEDROOM



KITCHEN/RECEPTION ROOM



BATHROOM

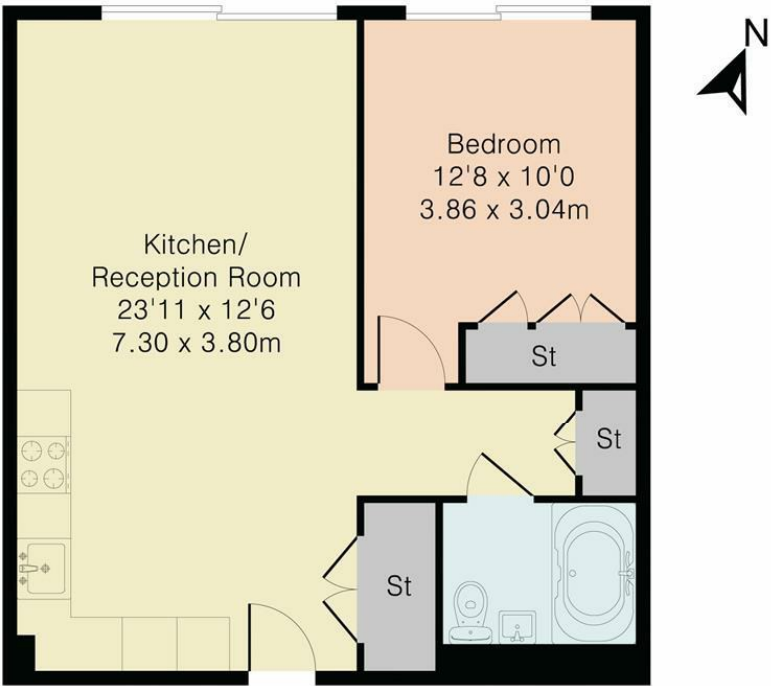


LOBBY



VIEW

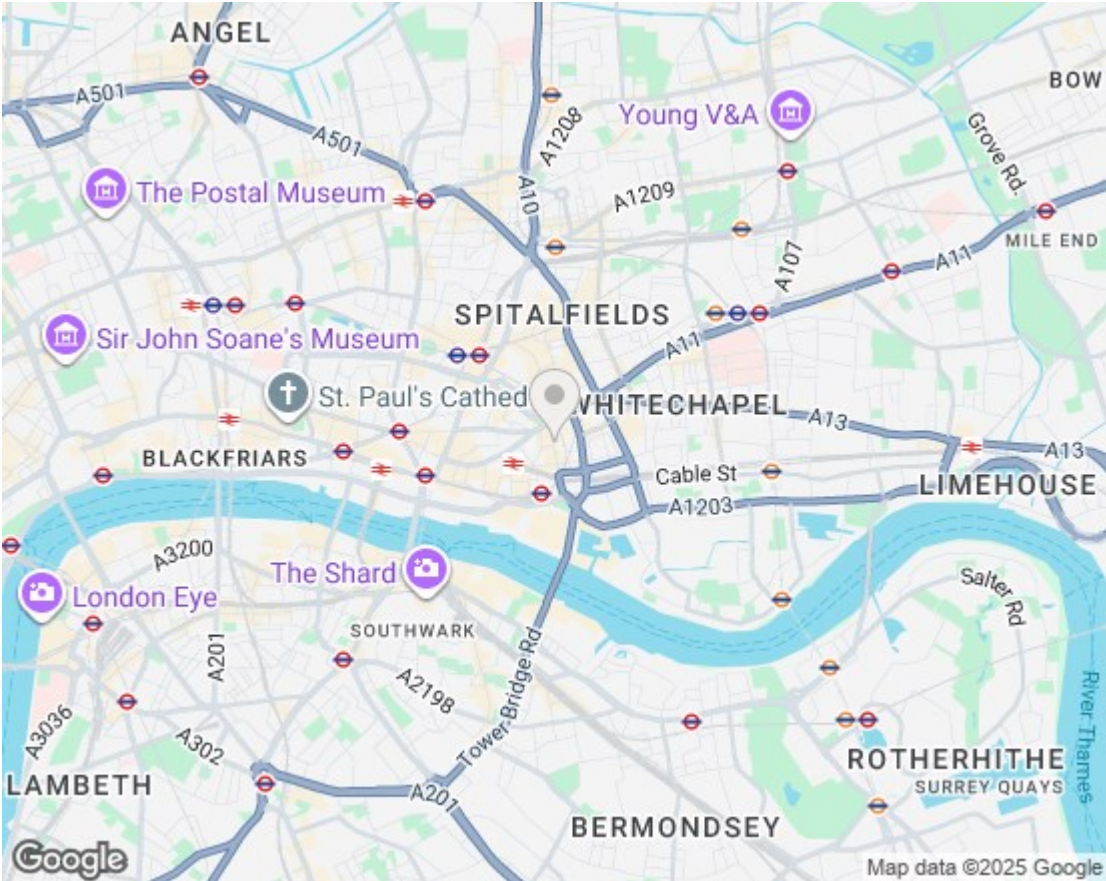
Approximate Gross Internal Area 544 sq ft – 51 sq m



Eighth Floor



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	85	85
(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.