



Let **UK** Home

1 Bedrooms

Flat - Studio

Located in London

£2,900 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



16 Minories London

EC3N 1BL



Let UK Home are excited to offer this spectacular studio apartment in the heart of The Haydon development located in Aldgate, EC3N.

The flat comprises a spacious open kitchen with a stylishly attached dining area, a magnificent living room leading to a large private balcony, one bright bedroom with built-in wardrobes and one modern bathroom.

Amenities include a contemporary gym with a spa pool, a dedicated yoga room and fitness studio. Residents can also enjoy a state-of-the-art private cinema, an outdoor terrace, a dedicated concierge, and secure bicycle storage.

The Haydon boasts abundant university resources, with quick commutes to three G5 elite universities: University College London (UCL), the London School of Economics and Political Science (LSE), and Imperial College London (IC). In addition, the development is within walking distance to London Metropolitan University and the London College of Contemporary Arts (LCCA).

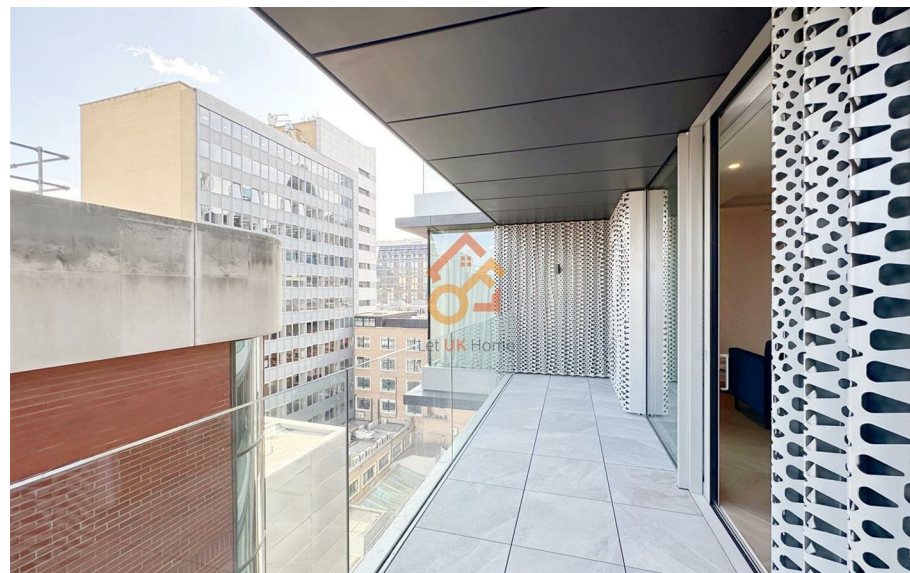
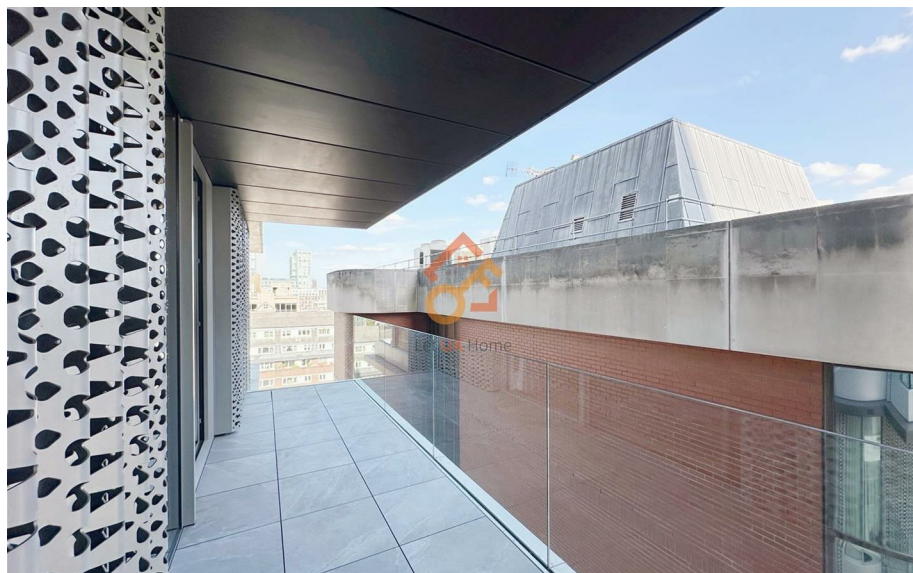
Three transport stations—Aldgate Station, Tower Gateway Station, and Liverpool Street Station—are within walking distance from the development. This allows for quick access to Canary Wharf, London City Airport, Bond Street, Paddington Station, and Heathrow Airport.

The City of London combines business, leisure, and cultural attributes. The centrally located The Haydon development allows residents to enjoy shopping, dining, and entertainment resources. Within walking distance from The Haydon,

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- 7th Floor
- The Gym
- 24h Security
- Yoga Studio
- The Spa
- Cinema & Game Room
- Roof Terrace
- EPC Rating: B





Let **UK** Home

3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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SOLD

THE HAYDON	
7TH FLOOR	STUDIO APARTMENT
EXTERNAL AREA	11.35 sq m / 122 sq ft
INTERNAL AREA	35.9 sq m / 386 sq ft
STUDIO	BATHROOM
8.58m x 5.47m / 21' 7" x 17' 11"	2.29m x 2.00m / 7' 3" x 6' 7"
TERRACE	
6.75m x 1.80m / 22' 3" x 5' 11"	



Council Tax Band: E

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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	

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