



16 The 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 £40,000 per annum (4.5% gross yield)

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
- AMAZING CITY LOCATION
- AWARD WINNING DESIGNED BUILDING
- 24 HR CONCIERGE, CINEMA & GYM
- SPA POOL
- 8TH FLOOR
- OVER 540 SQ FEET (51 SQ M)
- CURRENTLY RENTED ON AST
- INCOME OF £40,000 PER ANNUM
- GROSS YIELD OF 4.5%

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THE HAYDON



KITCHEN



RECEPTION



BEDROOM



BEDROOM

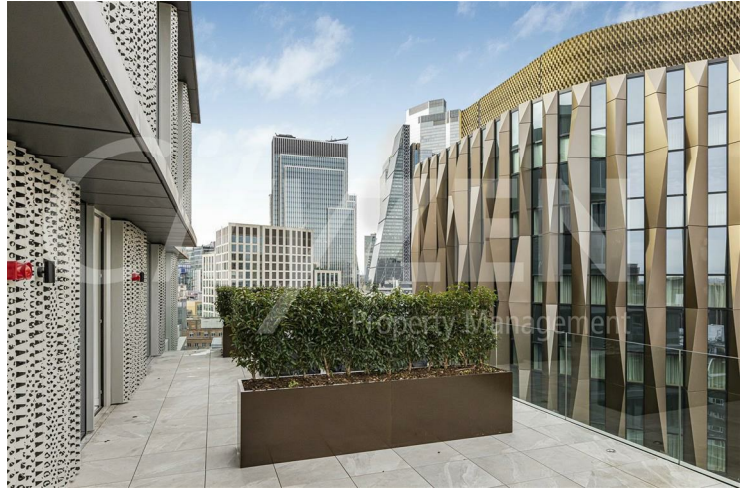


ROOF GDN

16 The Minories, London, EC3N 1AX



GYM (CGI)



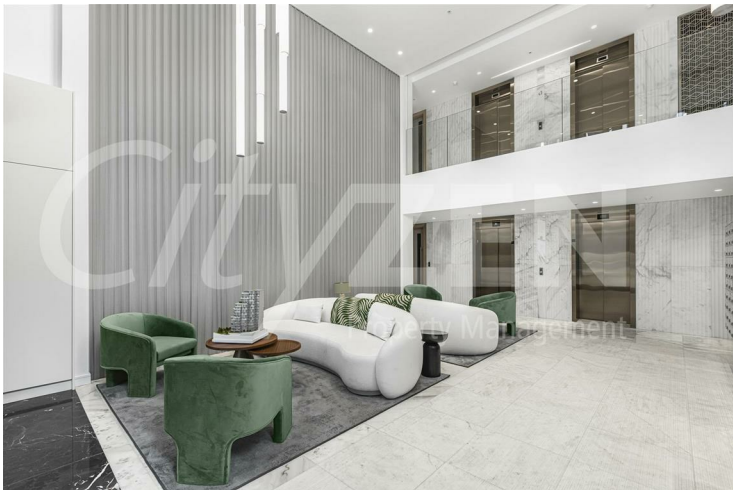
ROOF GDN



VIEW FROM ROOF GDN



RECEPTION



LOBBY



POOL (CGI)

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RECEPTION



RECEPTION



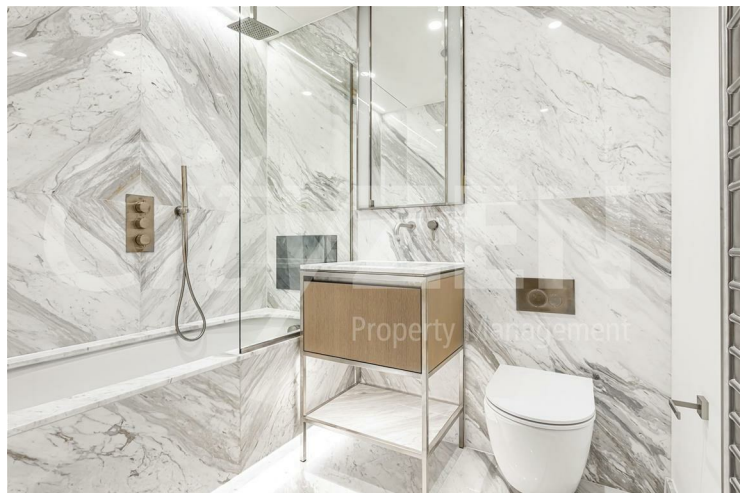
VIEW FROM ROOF GDN



CINEMA

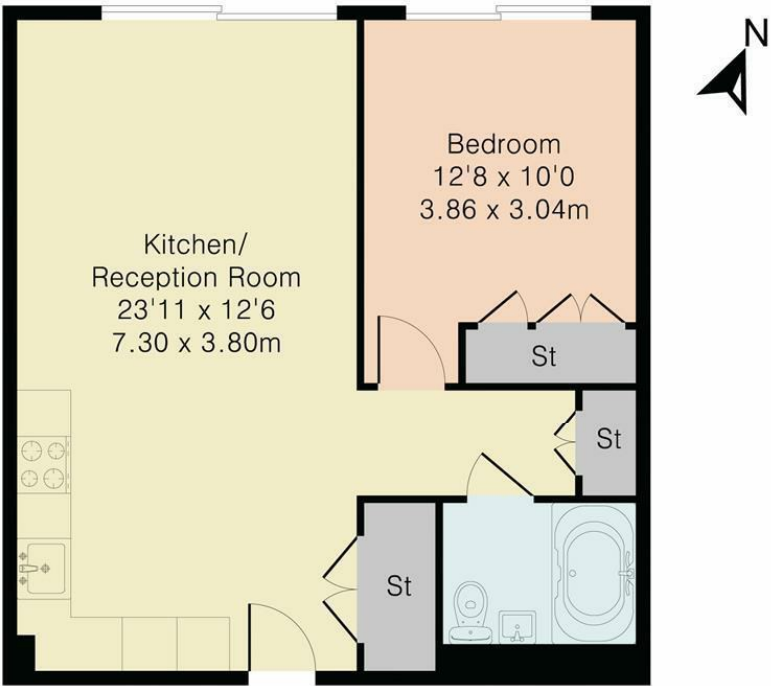


KITCHEN



BATHROOM

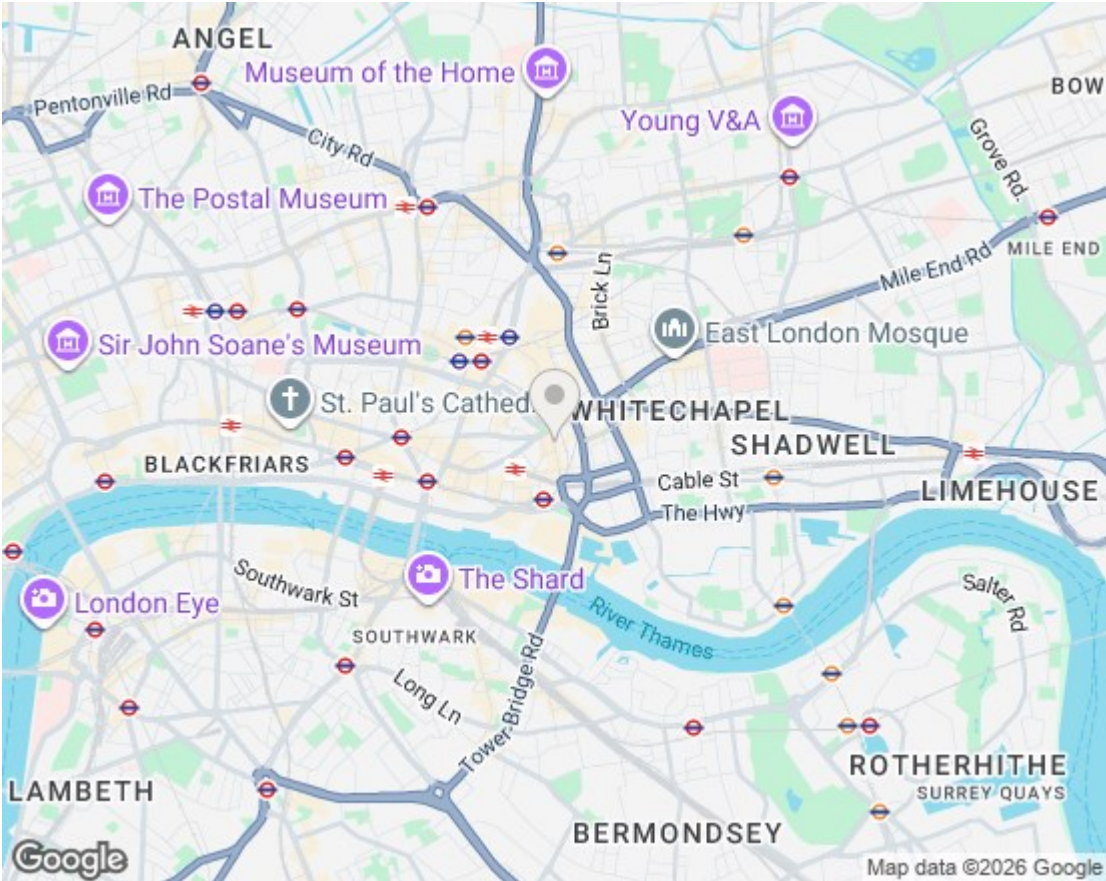
Approximate Gross Internal Area 544 sq ft – 51 sq m



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.