



DRYDEN BUILDING, 37 COMMERCIAL ROAD, LONDON, E1
£525,000 LEASEHOLD

A FANTASTIC TWO DOUBLE BEDROOM TWO BATHROOM SIXTH FLOOR APARTMENT WITH SECURE UNDERGROUND PARKING

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DESCRIPTION:

A fantastic opportunity to acquire this bright and spacious two double bedroom, two-bathroom apartment, set on the sixth floor of the highly sought-after Aldgate Triangle development. Offering modern living in the heart of the City, this well-presented home benefits from excellent on-site amenities and superb transport connections.

The property features a welcoming entrance hall with built-in storage, a generous living and dining area with double doors opening onto a private terrace, and a semi open-plan kitchen equipped with integrated appliances including an electric hob, fridge, and dishwasher. Both bedrooms are spacious doubles, with the principal bedroom enjoying an en-suite bathroom, while a stylish family bathroom serves the second bedroom. Hardwood flooring runs throughout, adding warmth and character to the contemporary interior.

Residents of the Aldgate Triangle benefit from a 24-hour concierge, 24-hour CCTV, residents' gym and spa, roof terrace, fob-entry system, lift access, and secure underground parking.

The property is within easy walking distance of Aldgate, Aldgate East, and Whitechapel (Crossrail) stations, providing excellent links across London. The vibrant neighbourhood offers an abundance of local amenities, with the iconic Brick Lane, Spitalfields Market, and a wide selection of boutique shops, cafes, bars, and restaurants right on your doorstep.

An ideal home for professionals, City workers, or buy-to-let investors seeking space, security, and lifestyle in one of East London's most dynamic areas.

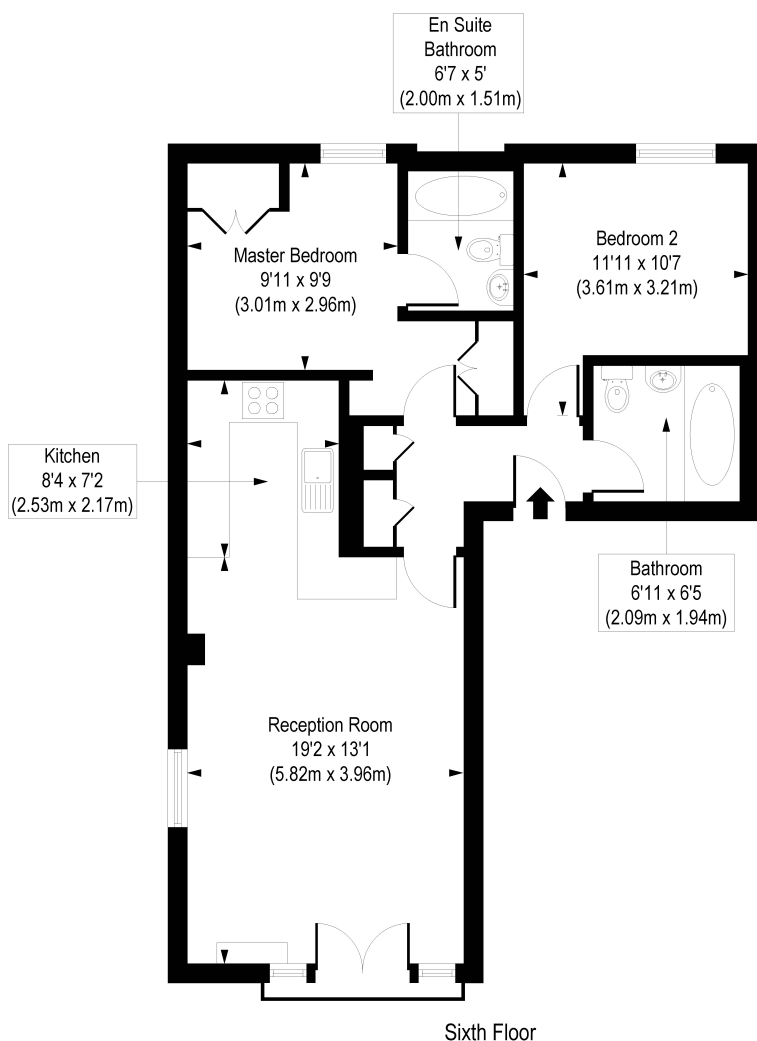
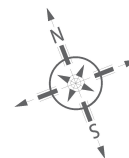
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Approx. Gross Internal Floor Area 696 sq. ft / 64.65 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 68 D | 74 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



<https://www.winkworth.co.uk/sale/property/SO200266>

Tenure: Leasehold

Term: 100 year and 9 months

Service Charge: £4215 per annum

Ground Rent: £ 300 Annually (subject to increase)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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