



NAYLOR BUILDING EAST, ADLER STREET, LONDON, E1  
**£500,000 LEASEHOLD**

## SPACIOUS TWO DOUBLE BEDROOM APARTMENT WITH BALCONY IN ALDGATE TRIANGLE

Shoreditch | 020 7749 7650 | [shoreditch@winkworth.co.uk](mailto:shoreditch@winkworth.co.uk)

**Winkworth**

*[winkworth.co.uk](http://winkworth.co.uk)*

See things differently





#### DESCRIPTION:

This well-proportioned two-bedroom apartment occupies a second-floor position within the sought-after Naylor Building East, part of the popular Aldgate Triangle development.

Extending to approximately 806 sq ft, the apartment offers generous internal accommodation throughout. The property features a semi open-plan kitchen and living area, creating a sociable and functional living space with direct access to a north-facing private balcony, ideal for relaxing or entertaining.

Both bedrooms are well-sized doubles, offering excellent comfort and flexibility, while the overall layout is practical and well balanced, making it suitable for owner-occupiers and investors alike.

Residents benefit from the development's 24-hour concierge service, on-site gym facilities, and an allocated underground parking space, enhancing convenience and lifestyle appeal. Ideally located for the City and surrounding areas, the Aldgate Triangle provides excellent transport links and access to a wide range of local amenities.

Offered to the market chain free, this apartment presents a fantastic opportunity for a smooth and straightforward purchase in a prime East London location.

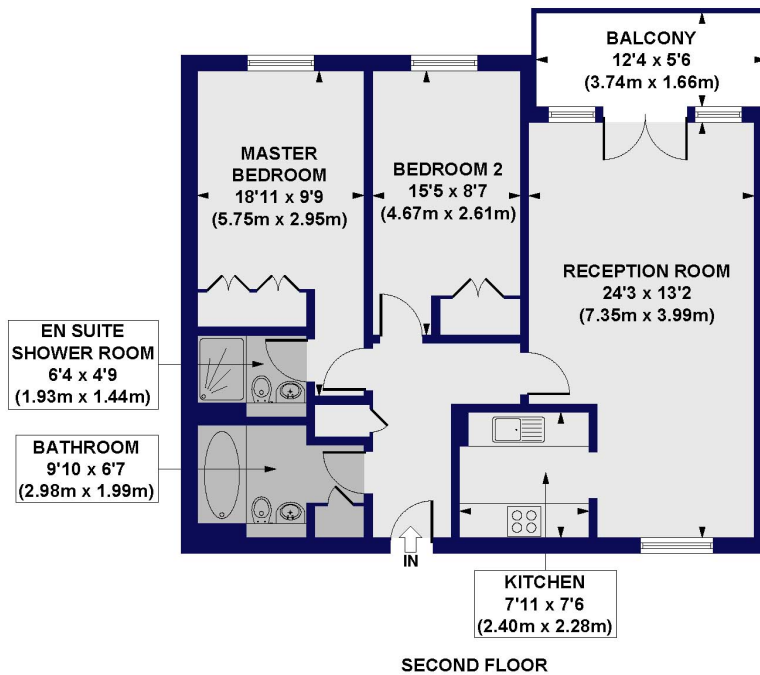
**Winkworth**





Winkworth

**Naylor Building East, Adler Street, E1**  
**Approx. Gross Internal Floor Area 835 sq. ft / 77.59 sq. m**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

**Winkworth**

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		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/SHO250471>

**Tenure:** Leasehold

**Term:** 99 years

**Service Charge:** £4074 per annum

**Ground Rent:** £ 500 Annually

**Council Tax Band:** E

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.

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk

**Winkworth**

*winkworth.co.uk*

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.