



NEW ROAD, LONDON, E1  
**£2,900 PER MONTH PART FURNISHED**

## A CHARMING GROUND FLOOR DUPLEX APARTMENT WITH THREE DOUBLE BEDROOMS AND PRIVATE TERRACE.

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

**Winkworth**

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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

See things differently





### DESCRIPTION:

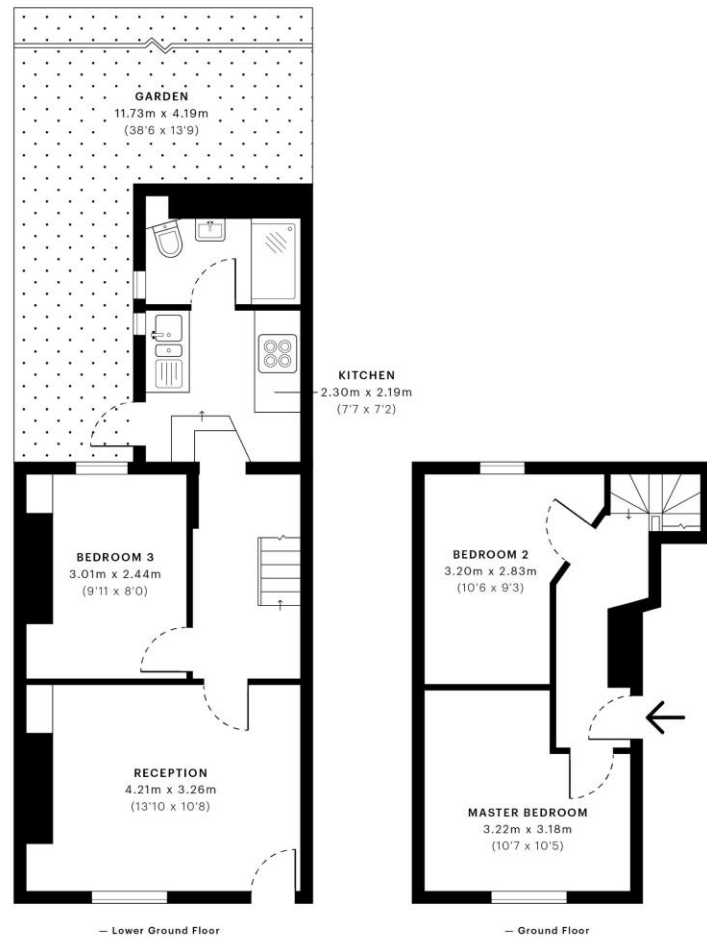
A charming duplex apartment with three double bedrooms set in a stunning period building convenient for both Aldgate East underground and Whitechapel (Elizabeth line). Comprising a newly fitted kitchen with exposed brickwork, large living space, three double bedrooms with ample storage space and a newly fitted bathroom suite. The property has a private terrace, a rarity in such a central location! Holding deposit: 1 weeks rent.

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**GROSS INTERNAL AREA (GIA)**  
The footprint of the property.  
**55.6 Sqm / 598.2 Sqft**

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features.  
Includes walkways, restricted head.  
**51.6 Sqm / 555.5 Sqft**

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
**0.0 Sqm / 0.0 Sqft**

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m.  
**0.0 Sqm / 0.0 Sqft**



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.



IPMS 3B RESIDENTIAL  
54.9 Sqm / 591.5 Sqft

IPMS 3C RESIDENTIAL  
52.1 Sqm / 560.5 Sqft

SPEC ID  
5e315738e42ee50c85e505ee

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.