



The Haydon, 16 Minories, London, EC3N 1AX

£1,425,000

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 £52,000 per annum (4% gross yield) however it can also be sold with vacant possession. Set over 1000 square feet and finished to the highest of standards this two-bed two bath apartment offers luxury and convenience and some of the best views of Tower Bridge, the City & Canary Wharf

Situated by Aldgate Station
 Zone 1
 Excellent City home or investment

Service charge £8830 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.

- 2 BED/2 BATH APARTMENT
- AMAZING CITY LOCATION
- AWARD WINNING DESIGNED BUILDING
- 24 HR CONCIERGE, CINEMA & GYM
- SPA POOL
- 13TH FLOOR
- OVER 1000 SQ FEET (93 SQ M)
- VIEWS OF TOWER BDG & CANARY WHF
- LARGE TERRACE WITH AMAZING VIEWS
- VERY HIGH-END SPECIFICATION

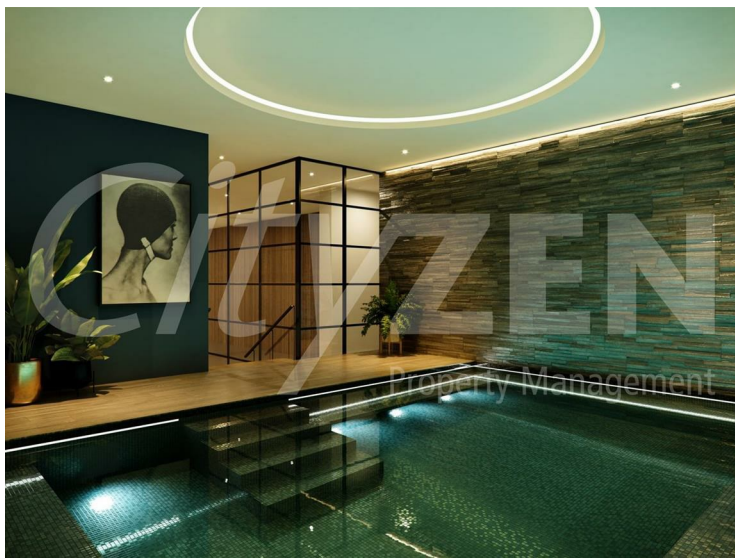
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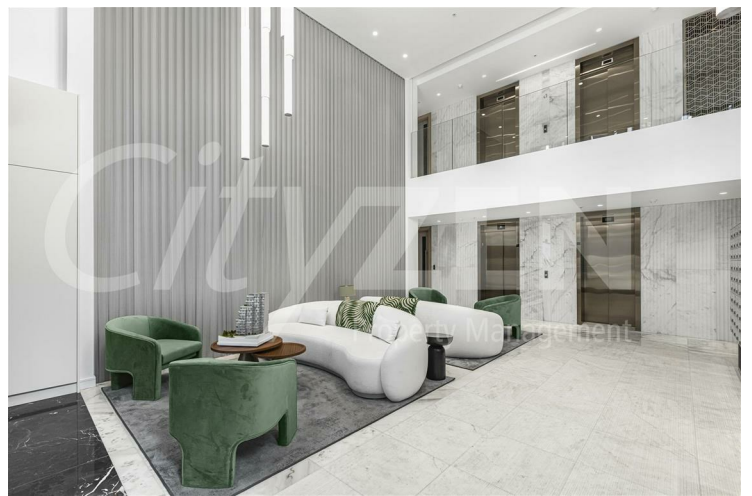
THE HAYDON



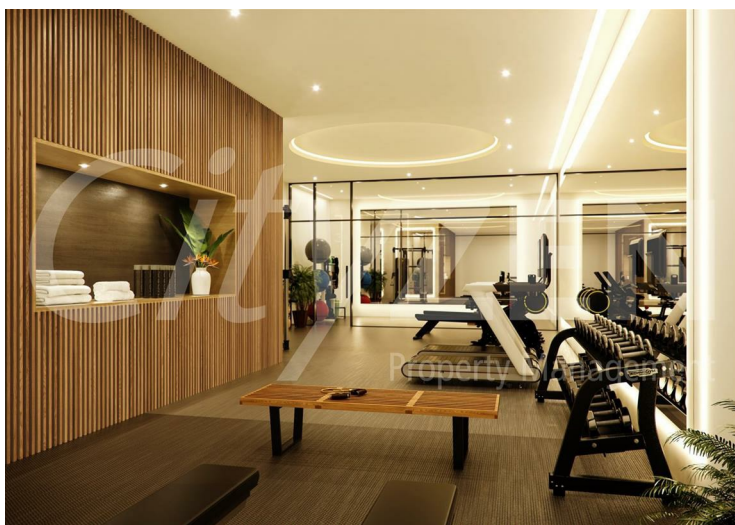
RESIDENTS ROOF GARDEN



RESIDENTS POOL (CGI)



LOBBY



RESIDENTS GYM (CGI)



RESIDENTS CINEMA

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RECEPTION



BEDROOM



RECEPTION



KITCHEN



VIEW FROM TERRACE



TERRACE

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HALLWAY



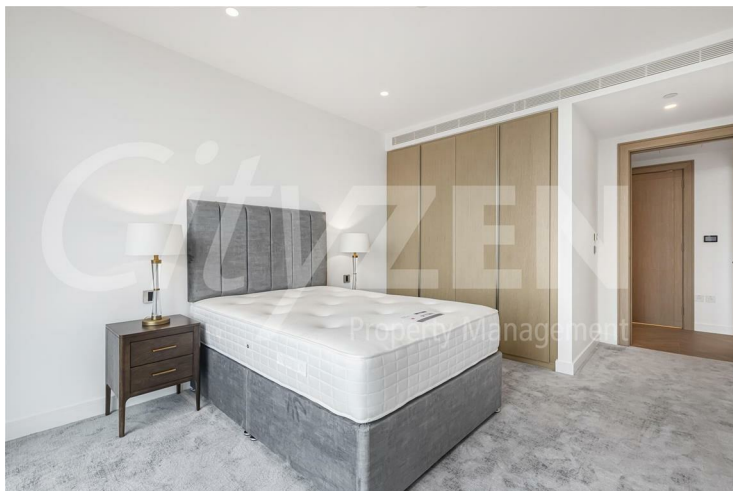
BEDROOM



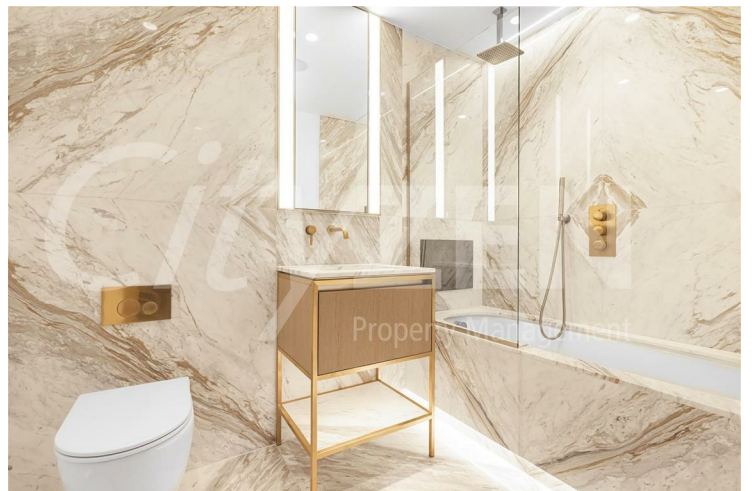
BEDROOM



DRESSING AREA



BEDROOM



EN-SUITE

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EN-SUITE



BEDROOM



BEDROOM



RECEPTION



VIEW FROM BEDROOM



RECEPTION

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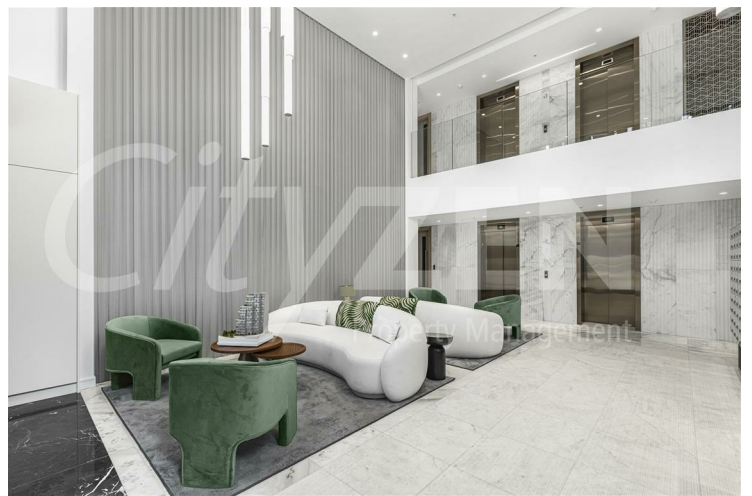
VIEW



RESIDENTS ROOF GARDEN



VIEW



LOBBY



VIEW

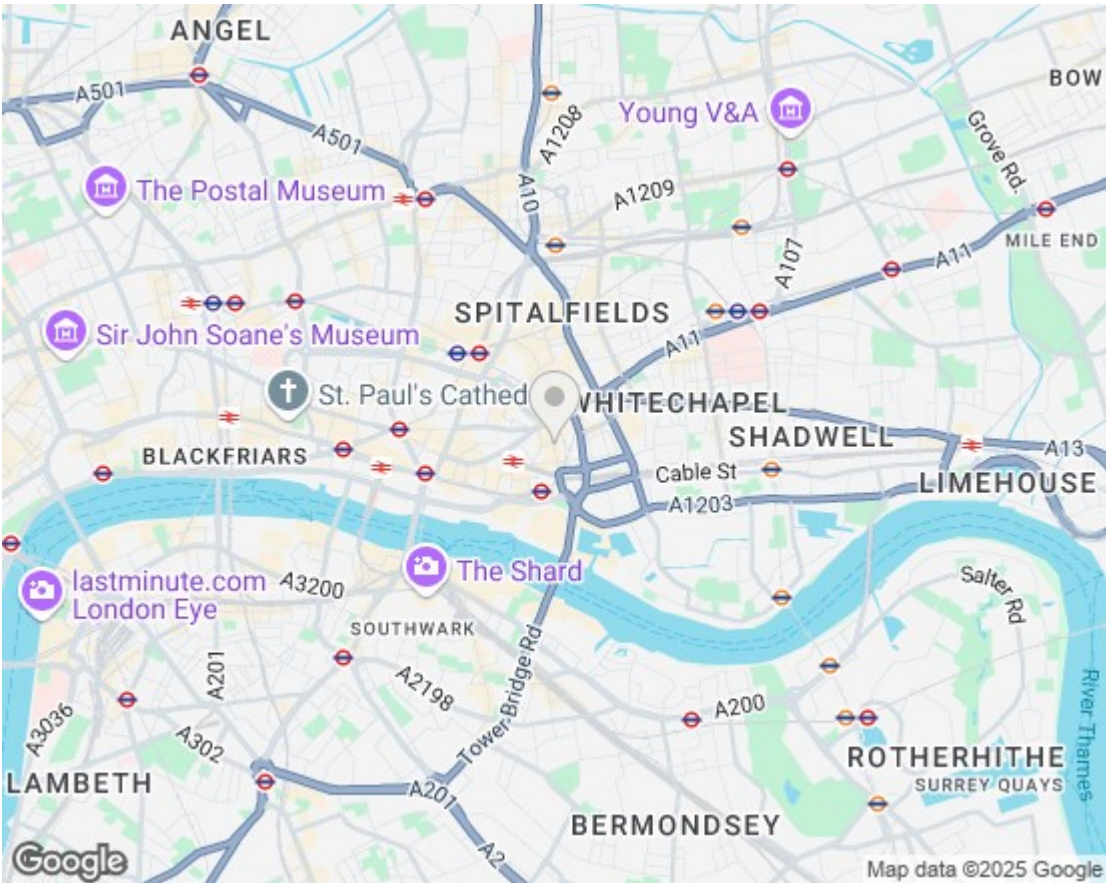
Approximate Gross Internal Area 874 sq ft – 81 sq m



Thirteenth 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 | 88 | 88 |
| (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.