

## Cornell Building, Aldgate Triangle, Aldgate East, E1 1ER

**£339,995**

A 1 bedroom apartment for sale within one of the City's most sought after developments 'The Cornell Building' part of The Aldgate Triangle, E1.

Open plan living room with modern fitted kitchen, bedroom and modern bathroom suite.  
 Residents Gym, Sauna, Steam Room, Jacuzzi, Sunbed Room and 24 hour Concierge.

Situated very close to Aldgate East and Liverpool Street stations.  
 The property is a short walk to Brick Lane, Shoreditch and Spitalfields Market.

Secure parking space. Chain free sale. EWS1 compliant.

Service charge £3500 per annum  
 Ground rent £150 per annum  
 Lease: 101 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 Flat
- Full Residents Spa Facilities
- Chain Free
- EWS1 compliant
- Luxury City Development
- Next To Aldgate East Tube
- Walk To Liverpool Street
- 24 Hour Concierge
- Walk To The City & Shoreditch
- Secure Parking Space

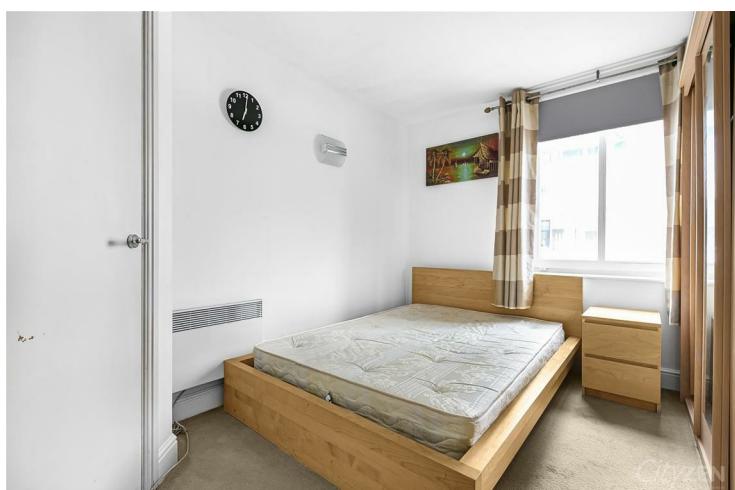
# Cornell Building, Aldgate Triangle, Aldgate East, E1 1ER



BEDROOM



RECEPTION ROOM



BEDROOM



RECEPTION ROOM



KITCHEN



CORNELL BUILDING

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CORNELL BUILDING



COURT YARD



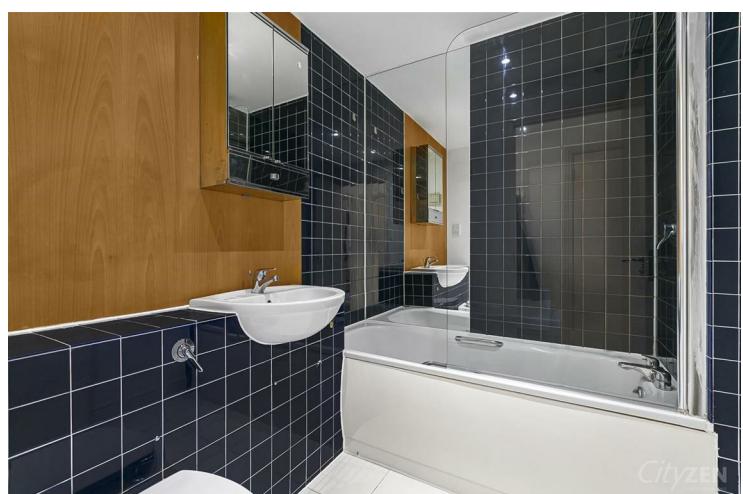
COURT YARD



COURT YARD

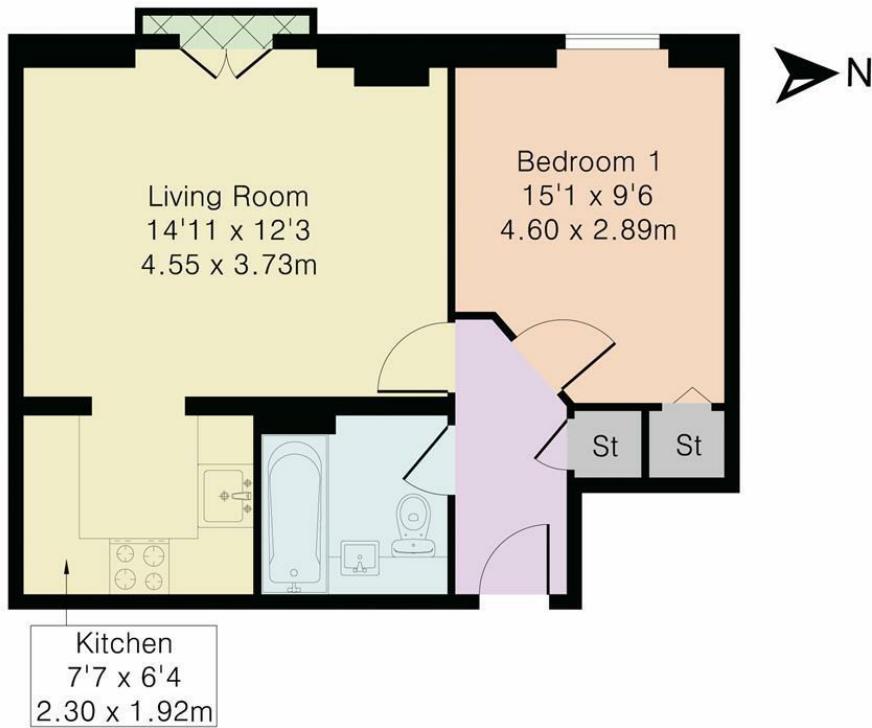


ENTRANCE TO THE CORNELL BUILDING



BATHROOM

Approximate Gross Internal Area 451 sq ft – 42 sq m



## Third 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

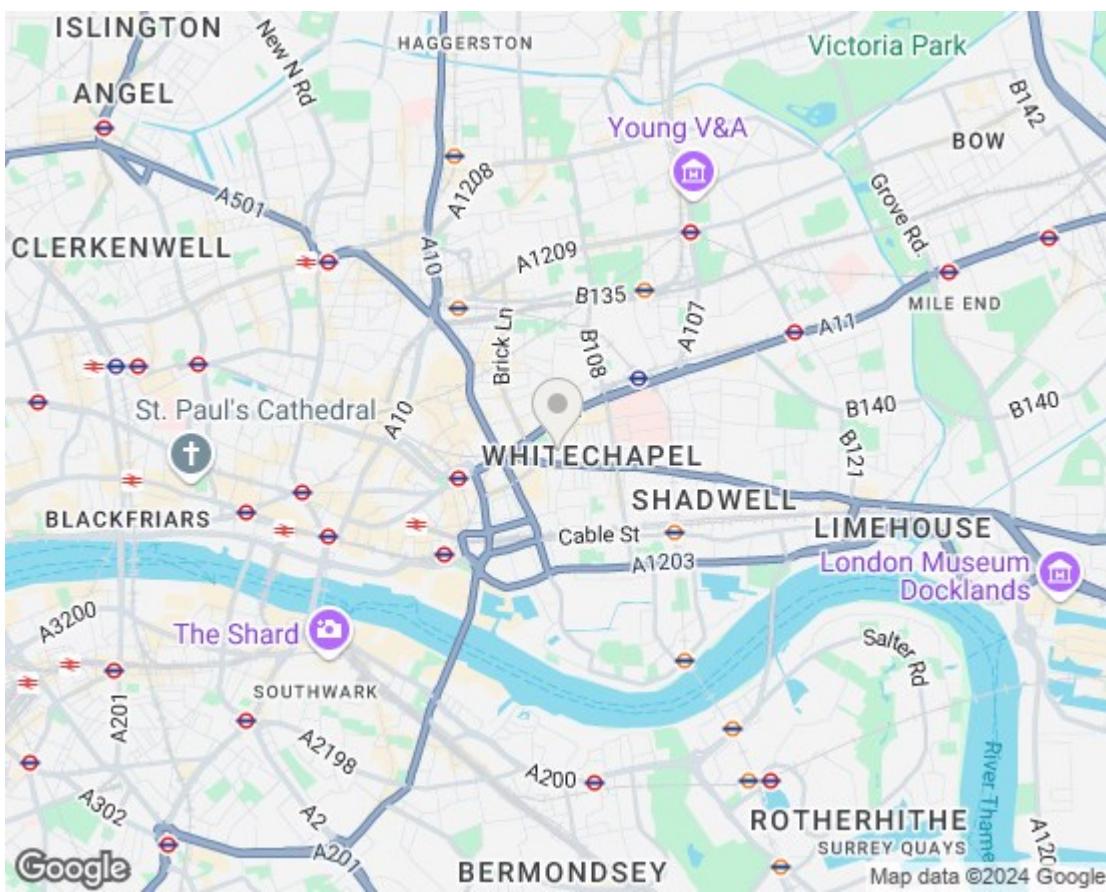
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

### England & Wales

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		

### England & Wales



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.