









Dron House, Adelina Grove, Aldgate, E1

Guide price **£300,000** | Leasehold



Dron House, Adelina Grove, Aldgate, E1

-  1 Bedroom
-  1 Bathroom
-  1 Reception
-  Communal Roof Garden
-  Local amenities
-  0.2 MI to Whitechapel Station

A spacious one bedroom property with a separate kitchen, living room, bedroom and bathroom set in Dron House, a 1920s red brick mansion block close to the excellent amenities of the fast-transforming Whitechapel district. The spacious interior of this period property gives plenty of space for updated and renovation. It measures approx. 607 sq. ft / 56.42 sq. m and features sizable windows to all rooms and the bathroom. Dron House is a striking residential block designed by the well known architect Sydney Perks and built by the Corporation of London.

Whitechapel is a vibrant, centrally located district of East London a short walk or cycle from both the River Thames and the City of London. The area offers excellent local amenities including coffee shops and restaurants, while the Whitechapel Gallery and independent Genesis Cinema provide cultural points of interest. The nearby Spitalfields and Shoreditch offer further opportunities

for dining, entertainment and shopping. Spitalfields Market and the surrounding streets now offer shopping opportunities comparable to the West End. Whitechapel Underground station runs District and Hammersmith & City Line services and provides access to the Elizabeth Line and the London Overground trains. The Elizabeth Line runs to Liverpool Street Tottenham Court Road, Bond Street, Stratford and Heathrow Airport in one direction, and to Canary Wharf and Woolwich in the other.

Length of lease - 125 years from 21 Nov 1988
Annual ground rent amount (£) £10 pa (Payable yearly in advance.)
Ground rent review period (year/month) N/A
Annual service charge amount (£) Approx. £1,400 pa.
Service charge review period (year/month) (Payable yearly in advance.)
Council tax band (England, Wales and Scotland) Tower Hamlets Band B

Tenure:	Leaeshold (90 years remaining)	Local Authority:	Tower Hamlets
Ground Rent:	N/A	Council Tax Band:	B
Service Charge:	£1,400 p.a.	EPC:	D

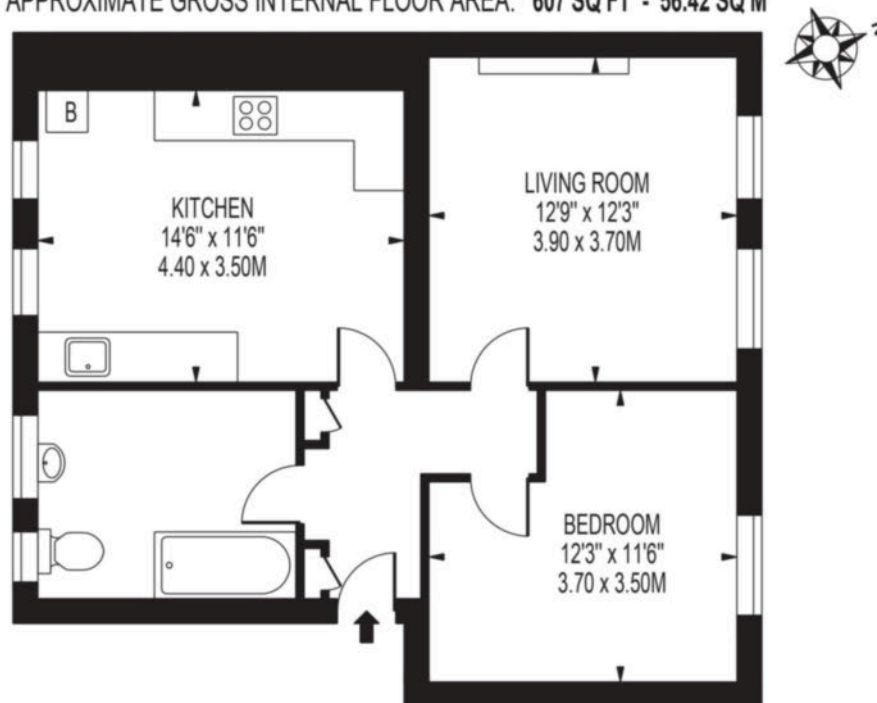


Floorplan

607 sq ft | 56.42 sq m

DRON HOUSE, E1

APPROXIMATE GROSS INTERNAL FLOOR AREA: 607 SQ FT - 56.42 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

City & Aldgate

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We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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