

TO LET



samuel estates
Lettings & Sales

Wexner Building, E1

£2,200.00 PCM

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Property Description

A spacious and fantastic one bedroom apartment which is ideally located a few minutes' walk to Liverpool Street Station and easy access to the City. The apartment is light and spacious throughout and comprises of a large living room with ample space for dining, fully integrated kitchen, a double bedroom and a three piece bathroom with a shower over bath.

Located on the 3rd floor of a lovely well maintained development, the quiet building is within walking distance of great restaurants, bars, coffee shops and famous London markets including Spitalfields and The Flower Market. Also ideal for executives looking for a City of London pad.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Material Information

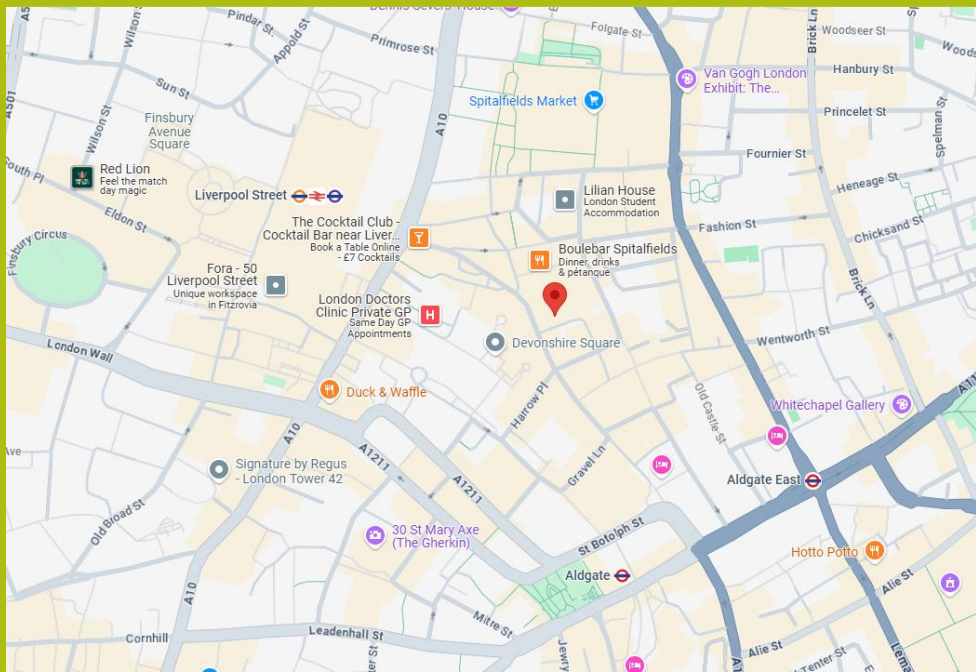
Date Available – 07/06/2025

Holding deposit amount – £507

Security Deposit amount (Five weeks rent) – £2,538.00

Council Tax Band – E

Local Authority – Tower Hamlet Council



Property Type
Flat (Fourth Floor)



Construction Type
Brick



Parking
No Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Mains



Broadband
Cable



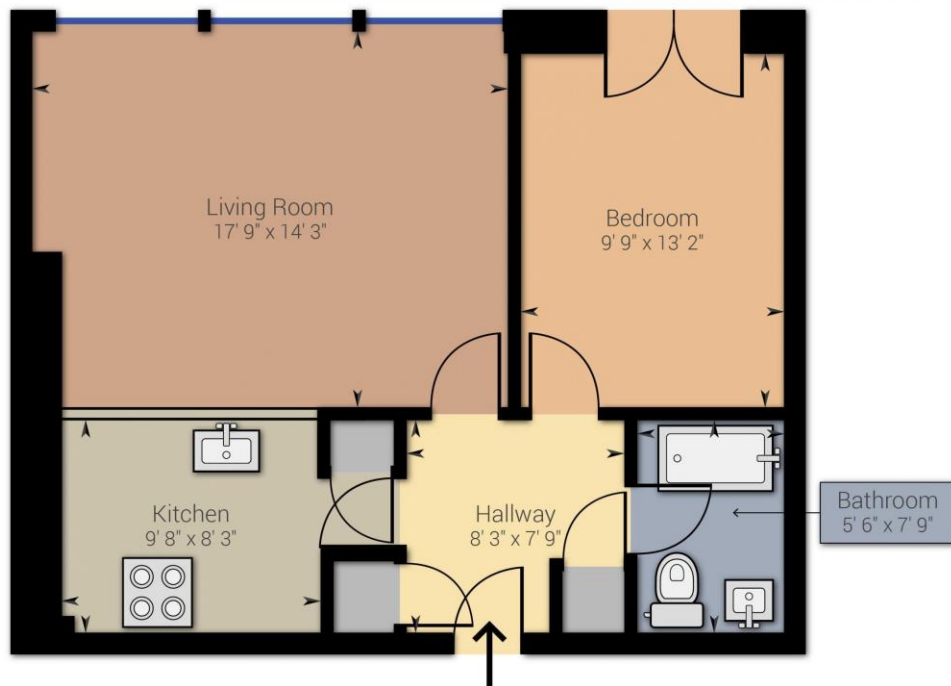
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None



Address: Strype Street, E1

Approximate net internal area: 598.17 ft² / 55.57 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	74	77
55-68 D		
39-54 E		
21-38 F		
1-20 G		

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