



# Woodseer Street

London, E1

Offers in excess of  
£580,000

The property comprises a spacious open-plan kitchen/reception area with a large private balcony, two double bedrooms and two modern bathrooms. The property benefits from high specification and wooden flooring throughout and contemporary interiors.



# Woodseer Street

London, E1

- Two Bedrooms
- Two Bathrooms
- Balcony
- Leasehold
- Lift
- Great Location
- Excellent Transport Links



Experience modern living in this expansive 685 sq ft apartment, offering generous space for comfort and style. The centre piece of the home is the elegant kitchen and reception area, which seamlessly extends onto an east-facing balcony, filling the space with abundant natural light. The spacious principal bedroom features a luxurious en suite bathroom, providing both convenience and privacy. Additionally, the apartment includes a second bedroom, ideal for family or guests, and a well-appointed family bathroom.

Woodseer Street is ideally situated just moments from the vibrant Brick Lane, providing easy access to the City and Docklands. The neighbourhood boasts an array of chic independent boutiques, art galleries, and the bustling Spitalfields Market. Nearby, you'll also find Hoxton and a diverse selection of cafes, bars, and restaurants. Excellent local transport links include Liverpool Street Station and Whitechapel Station, ensuring seamless connectivity.

**Tenure:** Leasehold 111 years 1 months  
**Service Charge:** £1750 pa  
**Ground Rent:** £250 pa  
**Local Authority:** Tower Hamlets  
**Council Tax Band:** D

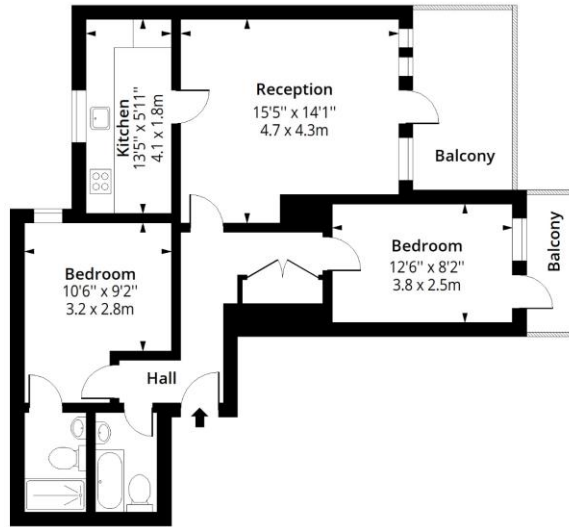
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Chestertons Tower Bridge Sales

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# Woodseer Street, E1

Approx. Gross Internal Area 685 Sq Ft - 63.64 Sq M  
Approx. Gross Balcony Area 117 Sq Ft - 10.87 Sq M



## First Floor

Floor Area 685 Sq Ft - 63.64 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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