

Frank Harris & Co.



Woodseer Street, Shoreditch, E1

£1,650,000

A charming three bedroom Victorian Freehold house, which has been lovingly restored, with period features and the addition of a separate double height studio at the rear of the house, two reception rooms, a south facing patio garden and top floor terrace. Situated in the heart of Spitalfields, the house is presented in good condition throughout, with ample storage and wooden floors.



The house is light and airy throughout. The ground floor has a reception room with shutters on to Woodseer Street and fitted storage, a dining room and kitchen with a gas Aga, double doors lead the patio garden, with a utility room, solid oak flooring and a separate studio.

The second floor has two double bedrooms with ample fitted storage and a large bathroom with fitted storage.

The top floor extension has a large living space and leads to a decked balcony with views of Canary Wharf and the Gherkin.

Woodseer Street sits on the doorstep of Spitalfields Market and just moments from the dynamic energy of Shoreditch and The City. Residents are spoilt for choice with some of London's trendiest restaurants, rooftop bars, cafés, and world-class shops right on their doorstep.

Rich in history, culture, and culinary delights, Old Spitalfields Market is a bustling hub featuring independent boutiques, artisan food stalls, and a variety of events, all set within restored Victorian architecture.

Situated on the edge of the City, this charming house is a short stroll away from Liverpool Street Station, which serves the Circle, District, Central, Hammersmith & City, Metropolitan Lines, London Overground, and National Rail services, including the Elizabeth Line. Additionally, Shoreditch High Street Overground Station.

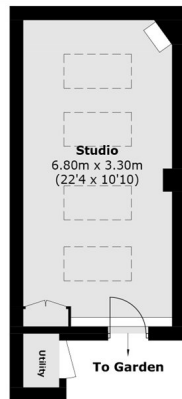
- Freehold House • Three Bedrooms • Patio Garden •
 - South Facing Terrace • No Onward Chain • Separate Studio •
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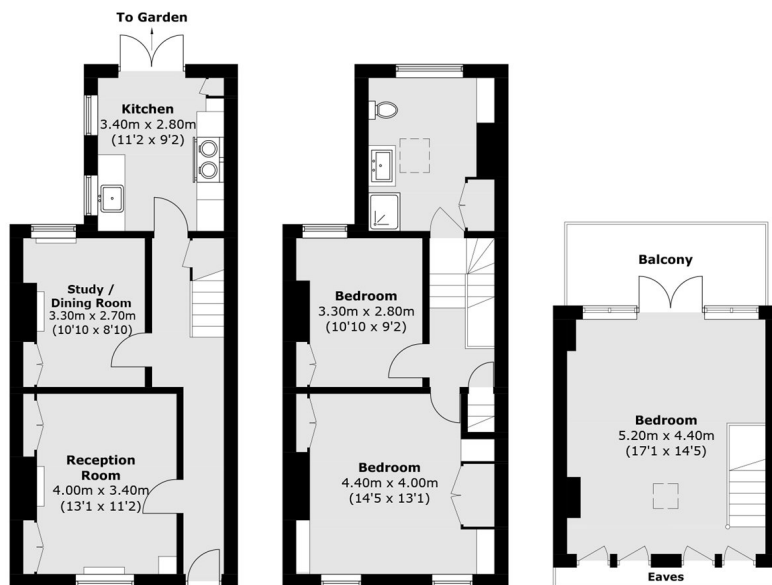




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Studio



Ground Floor

First Floor

Second Floor

Total area (approx.): 109.6 sq. m (1,179.6 sq. ft)

Studio (approx.): 22.5 sq. m (242.2 sq. ft)

Utility Room (approx.): 1.0 sq. m (10.7 sq. ft)

Balcony: 7.9 sq. m (85 sq. ft)

(Excluding Eaves)

Frank Harris & Co. Barbican and City

87 Long Lane, London,

EC1A 9ET

020 7600 7000

citysales@frankharris.co.uk

Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

