



**£385,000**

**Woodseer Street**

London, E1 5HD



Renovated to a high standard throughout, the property features a bright living/sleeping room with oak flooring, exposed brickwork and a contemporary fitted open-plan kitchen with granite worktops.

There is a modern fitted bathroom with shower cubical, W/C, sink basin and a mixture of tiled and exposed brick walls.

Located in the heart of vibrant East London, with some of the capitals best galleries, restaurants, cafes and shops both on the road and in the wider locality. In addition to this the Columbia Road Flower Market, Brick Lane, Spitalfields, Hoxton Square and Broadway Market are all close by as are the green spaces of Haggerston Park, London Fields and Victoria Park.

The property is a short walk from Old Street, Liverpool Street, Hoxton and Shoreditch High Street Stations, as well as a large number of bus routes.

Offered on a chain free basis.

Leasehold: 105 years remaining  
Service Charge: £850 per annum  
Ground Rent: £250 per annum  
Council Tax: Band B

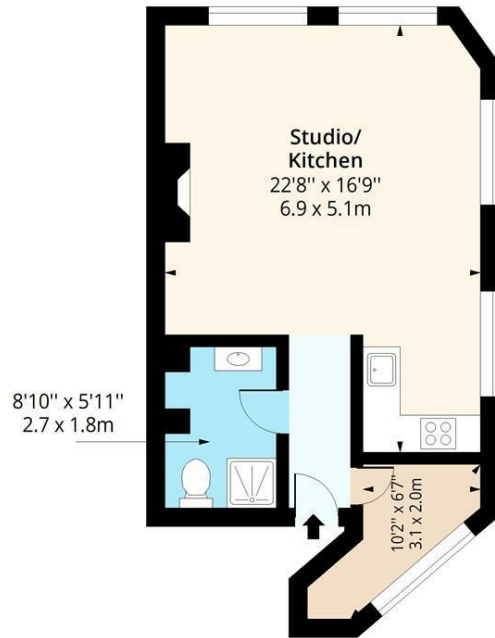






## Woodseer Street, E1

Approx. Gross Internal Area 452 Sq Ft - 41.99 Sq M



### Second Floor

Floor Area 452 Sq Ft - 41.99 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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Date: 12/20/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	80
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

#### OFFICE ADDRESS

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#### OFFICE DETAILS

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