



### Directions

### Viewings

Viewings by arrangement only. Call 02033696888 to make an appointment.

### EPC Rating

B

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  | 86                      |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



Flat 1105, Botanist House 7 Seagull Lane, London, E16 1DB

£510 Per Week

# Botanist House 7 Seagull Lane, London E16 1DB

\*\*\* Please quote reference JC25071770 when contacting the office \*\*\*

Nestled in the charming area of Seagull Lane, London, this newly built house offers a modern living experience in a vibrant city. Spanning an impressive 560 square feet, the property has been thoughtfully designed to maximise space and comfort. Constructed in 2023, it boasts contemporary finishes and a fresh aesthetic that appeals to those seeking a stylish home.

The layout of the house is both practical and inviting, making it ideal for individuals or small families. With its new build status, you can enjoy the benefits of modern insulation and energy efficiency, ensuring lower utility bills and a reduced carbon footprint. The property is situated in a desirable location, providing easy access to local amenities, transport links, and the rich cultural offerings of London.

This house represents an excellent opportunity for anyone looking to invest in a contemporary property in one of the world's most dynamic cities. Whether you are a first-time buyer or seeking a new rental opportunity, this home on Seagull Lane is sure to impress with its blend of modern design and urban convenience. Don't miss the chance to make this delightful property your own.



Council Tax Band:

