



## Woodseer Street, , E1 5JF

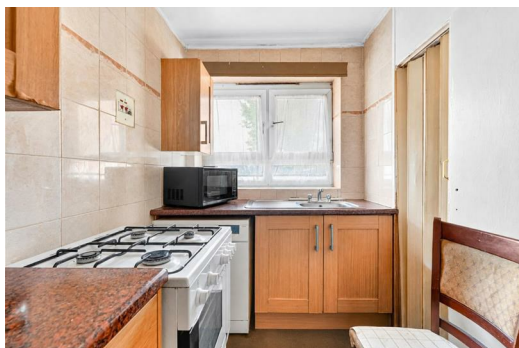
### £400,000

Guide Price £400,000 - £420,000 Elms Estates are absolutely delighted to bring to the market For Sale this Two Bedroom Apartment situated on the ground floor with its very own balcony.

The Property is located just moments from Brick Lane and Spitalfields Market and within walking distance to Liverpool Street station plus Aldgate East station giving you easy access across London. Columbia Road Flower Market also being moments away. This location has a lot to offer with an array of shops and dining experiences. This property really is set within the Heart of the East End with easy access to all of the Restaurants, Bars, Shops, Markets, Gyms, Parks, Galleries and Museums this Exciting Area has on offer.

Internally the property offers spacious living accommodation with a good size reception room which gives you access to the balcony, Separate kitchen, Two double bedrooms and a bathroom with separate w/c.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



Reception

15'5" x 11'9" (4.7 x 3.6)

Kitchen

11'5" x 8'6" (3.5 x 2.6)

Bedroom One

12'1" x 11'5" (3.7 x 3.5)

Bedroom Two

10'9" x 10'2" (3.3 x 3.1)

Bathroom

5'10" x 4'7" (1.8 x 1.4)

W/C

Balcony

8'10" x 3'11" (2.7 x 1.2)

Material Information

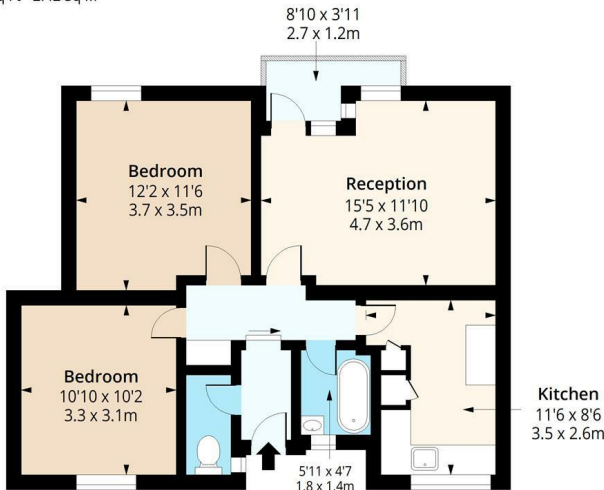
Tenure: Leasehold  
Length Of Lease: Approx 102 Years remaining  
Annual Service Charge: £2,560.00  
Annual Ground Rent: £10.00  
Council Tax Band: C

Marketing Disclaimer

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.

Boden House E1

Approx. Gross Internal Area 678 Sq Ft - 62.99 Sq M  
Approx. Gross Balcony Area 26 Sq Ft - 2.42 Sq M



Ground Floor

Floor Area 678 Sq Ft - 62.99 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: 14/8/2026



| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|------------------------------------------------|-----------|
| Current                  | Potential | Current                                        | Potential |
|                          |           |                                                |           |
| England & Wales          |           | England & Wales                                |           |