



WOODSEER STREET, LONDON, E1
£680,000 LEASEHOLD

STYLISH THREE BEDROOM APARTMENT WITH SOUTH-FACING BALCONY IN THE HEART OF EAST LONDON

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DESCRIPTION:

Set within this modern private building on Woodseer Street, built in 2011, and offered chain free, this beautifully presented apartment offers an impressive 958 sq ft of well-designed lateral living space, perfectly combining style, comfort, and practicality. At the heart of the home is a bright and spacious open-plan kitchen and reception room, seamlessly extending onto a private south-facing balcony that floods the space with natural light throughout the day.

The generous principal bedroom benefits from built-in storage and a contemporary en suite bathroom, while two further well-proportioned bedrooms provide flexible accommodation for family, guests, or home working. A stylish family bathroom completes the property.

Ideally positioned moments from Brick Lane, the Shoreditch Triangle and the City, the apartment enjoys the very best of East London living, with an outstanding selection of independent boutiques, renowned restaurants, cafés, galleries, bars and Spitalfields Market all within easy reach. The property is also exceptionally well connected, with Liverpool Street and Whitechapel stations nearby, providing swift access across London via the Elizabeth line, Overground, Underground and National Rail services, making it an ideal home for both City professionals and those seeking a vibrant lifestyle location.

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Approx Gross Internal Area 942 Sq Ft - 87.51 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/SO260043>

Tenure: Leasehold

Term: 108 year and 8 months (Subject to change)

Service Charge: £2,647.76 per annum (approx.)

Ground Rent: £ 250 Annually (Subject to review)

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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