



WOODSEER STREET, LONDON, E1
£400,000 LEASEHOLD

A TRENDY ONE BEDROOM FIRST FLOOR APARTMENT IN A VICTORIAN COTTAGE NEAR BRICK LANE

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DESCRIPTION:

A pretty 19th century former silk-worker's residence that has been tastefully modernised and redecorated by its current owner. The first-floor flat benefits from its own front door to the street, leading to an entrance hall and stairs with useful study-landing area. Beyond, the accommodation comprises a bright semi-open plan living area with high ceilings, a fully fitted kitchen with built-in appliances, recently refitted bathroom and a master bedroom. Plenty of built in storage (including washing machine cupboard) and a useful loft. The property is also being sold chain-free.

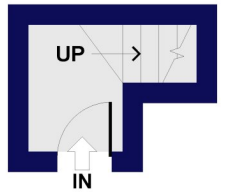
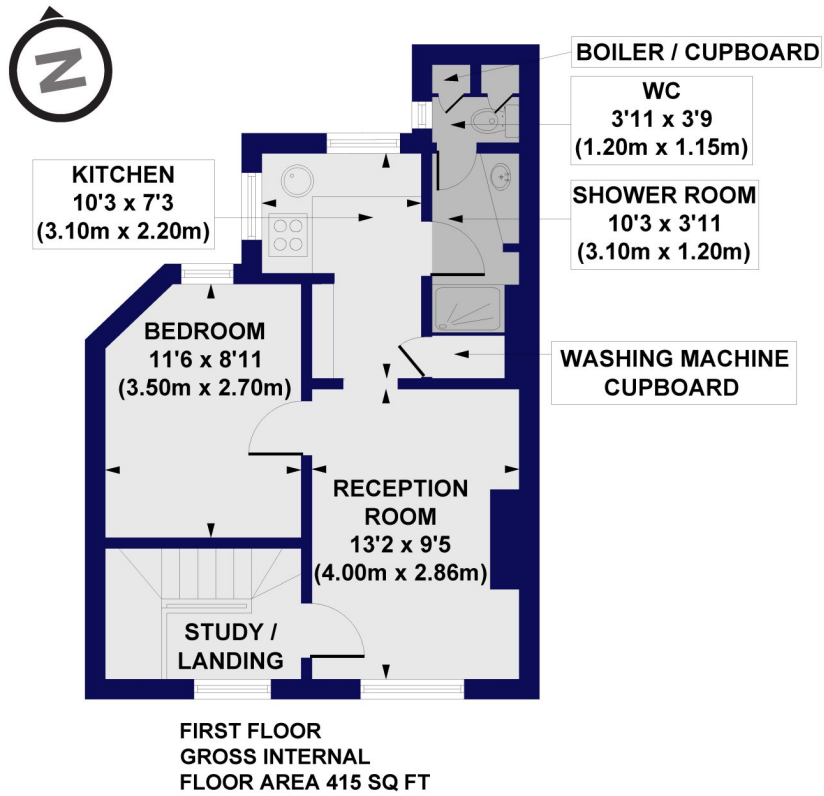
Woodseer Street is ideally positioned giving fantastic access across the City with Whitechapel (Elizabeth line), Aldgate, Aldgate East, Liverpool Street, Shadwell (DLR), Bethnal Green and Shoreditch stations all within easy reach. There are also numerous bus routes available. You are spoilt for choice with local amenities with large Sainsbury's near Whitechapel Station, Brick Lane, Spitalfields Market and Whitechapel High Street all on your doorstep with an array of boutique shops, cafes, bars and restaurants.

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Woodseer Street, E1
Approx. Gross Internal Floor Area 448 sq. ft / 41.66 sq. m



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 33 SQ FT

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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See things differently

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