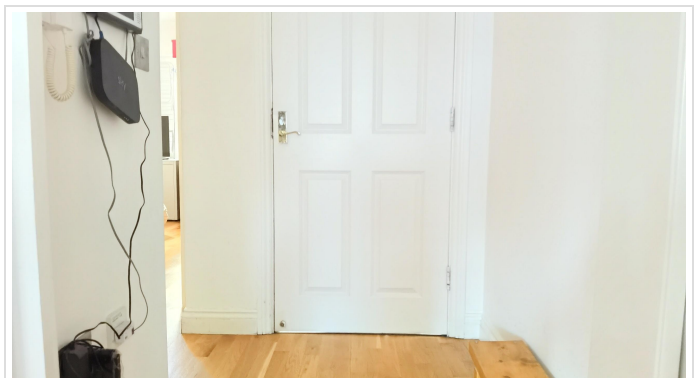


## 1 Bed Apartment In 35 Woodseer Street , London, E1 5HA

£420,000



# SHORT DESCRIPTION

Property Ref: 13586 A recently built one-bedroom apartment with modern features at the heart of Brick Lane, in the adjacent Woodseer Street. This contemporary flat offers a smart layout with a bright 20sqmt living area and an elegant modern kitchen. A cozy bedroom, a contemporary bathroom with refined touches, and a spacious cupboard with shelves complete the property. Located on Woodseer Street - moments from Brick Lane, ideal for somebody who wants to be centrally located. A short walk from the buzzy Shoreditch and Hoxton, the neighborhood boasts an array of chic independent boutiques, art galleries, and the bustling Spitalfields Market. With Liverpool Street being at a short walking reach. Property Ownership Information Tenure Leasehold Council Tax Band C Annual Ground Rent £740 Ground Rent Review Period One Year Annual Service Charge £2700 Service Charge Review Period Every 1 year Lease End Date 24/12/2135.



**Bed Room(s)**



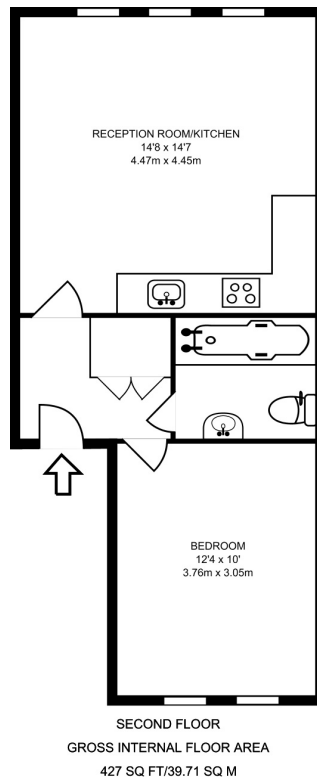
**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

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