

Est. 1955

# Tarn &Tarn



22 WOODSEER  
STREET  
SPITALFIELDS  
E15HD

RARE 3-BEDROOM  
VICTORIAN HOUSE  
WITH REAR GARDEN  
1,216 FT<sup>2</sup>

## DESCRIPTION

Built in the 1820s, this Victorian house spans the ground floor and two upper levels. It includes three bedrooms, a cozy living room with ample natural light, a well-equipped kitchen, and two bathrooms—one of which is an en-suite. The property also boasts gas central heating and a rear garden.

## AMENITIES

- Back Garden
- Gas Central Heating
- Victorian-Style
- Walking Distance to Shoreditch High Street Overground Station
- Great Natural Light
- Fully Fitted Kitchen
- Recently Refurbished








# LOCATION

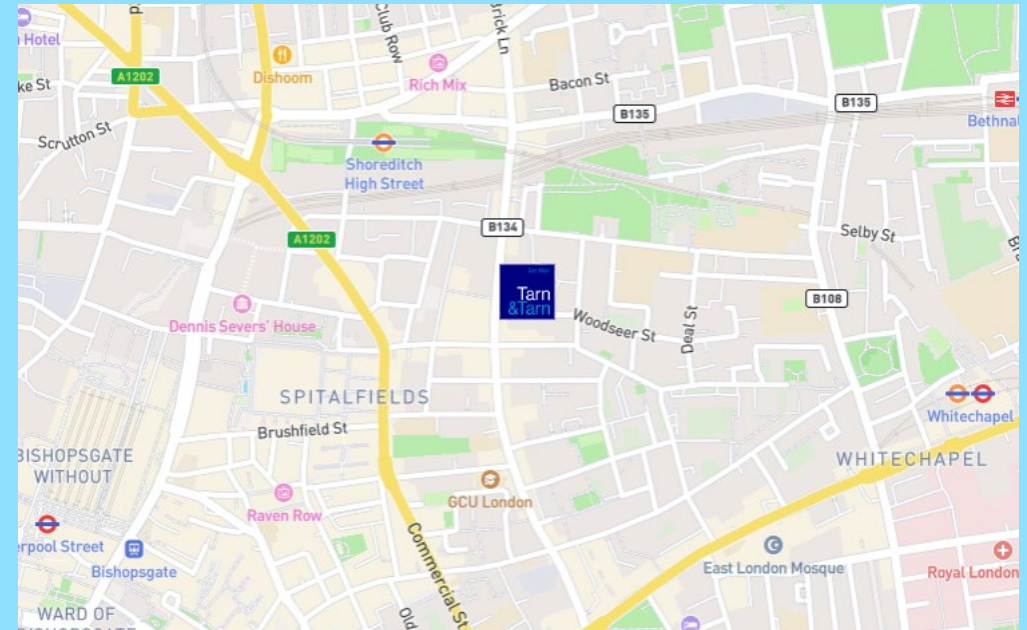
## THE AREA

The property is situated in a prominent position of Mare Street, benefiting from excellent transport links. London Fields Overground station is a short two-hundred-meter walk away, offering regular 10-minute journeys to Liverpool Street. Additionally, Hackney Central Overground Station is within walking distance, granting easy access to various London Underground Stations. Notably, Highbury & Islington is a quick 7-minute train ride West from Hackney Central, while Stratford lies just 13 minutes to the East.



## TRANSPORT

-  London Fields (7-minute walk) – **Overground Line**
-  Cambridge Heath (9-minute walk) – **Overground Line**
-  Hackney Central (17-minute walk) – **Overground Line**



# ACCOMMODATION

FLOOR	FT <sup>2</sup>
Ground Floor	
1 <sup>st</sup> Floor	
2 <sup>nd</sup> Floor	
<b>TOTAL</b>	<b>1,216</b>

<b>ASKING RENT</b>	£4,116.60 per month
<b>SERVICE CHARGE</b>	N/A
<b>VAT</b>	Not Applicable
<b>EPC</b>	D

# LOCAL AUTHORITY

London Borough of Tower Hamlets

# LEGAL COSTS

Each party to bear their own costs

# TERMS

Standard A.S.T Contract – 12 Months



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## VIEWINGS

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**TARN & TARN**  
53 COMMERCIAL STREET  
LONDON E1 6BD

**T** 020 7377 8989  
**E** [INFO@TARN-TARN.CO.UK](mailto:INFO@TARN-TARN.CO.UK)

## TEAM

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**ARTHUR NOWICKI**  
**T** 07792 711461  
**E** [ARTHUR@TARN-TARN.CO.UK](mailto:ARTHUR@TARN-TARN.CO.UK)

**OLLIE LAZARUS**  
**T** 07805 756620  
**E** [OLLIE@TARN-TARN.CO.UK](mailto:OLLIE@TARN-TARN.CO.UK)

**GASPER KOSCIK**  
**T** 07554 640000  
**E** [GASPER@TARN-TARN.CO.UK](mailto:GASPER@TARN-TARN.CO.UK)



**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE  
SINCE 1955.**