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PALACE AUCTIONS

LONDON

LOT 1

# 6 Woodseer Street

SHOREDITCH • LONDON E1 5HD

*A freehold, licensed seven-bedroom HMO just off Brick Lane, fully let and currently producing £8,000 per month*

GUIDE PRICE\*

£1,300,000

\*Plus buyer's premium. See Important Notices.

AUCTION

Wednesday 28 October 2026

Unless sold prior

VENUE

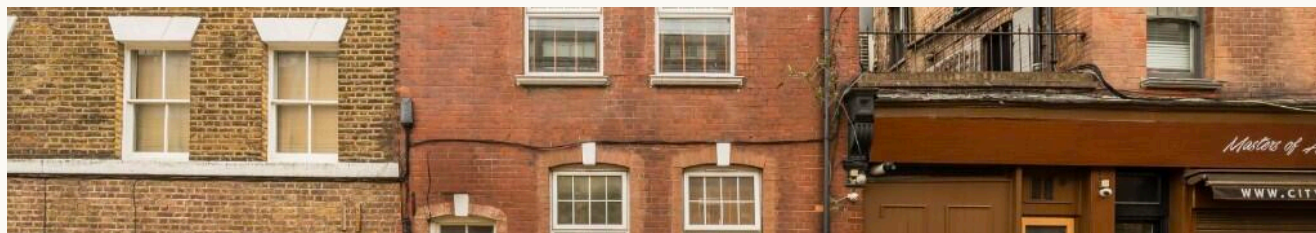
Claridge's

Brook Street, Mayfair, London W1

## THE PROPERTY

# A licensed freehold HMO off Brick Lane

A fully let freehold building just off the renowned Brick Lane in Shoreditch, with seven bedrooms, an HMO licence in place and £8,000 a month coming in.



|                     |                    |                          |                     |                    |
|---------------------|--------------------|--------------------------|---------------------|--------------------|
| 7                   | 1,701              | £8,000                   | HMO                 | Freehold           |
| BEDROOMS<br>ALL LET | SQ FT<br>(APPROX.) | PER MONTH<br>(£96K P.A.) | LICENCE IN<br>PLACE | TITLE<br>NGL207301 |

## Description

The building is arranged over four floors and provides seven bedrooms, each with its own shower, two of which have full en-suite facilities. A kitchen on the lower ground floor serves the occupiers, and there are three further WCs. In all, the property extends to approximately 1,701 sq ft (157.9 sq m).

Every room is let in line with the HMO licence, and the property is currently achieving £8,000 per month. It offers an investor an established income stream in one of London's most in-demand rental locations, popular with young professionals, students and visitors alike.

There is also scope to use the property for short-term lets, such as Airbnb, for up to 90 nights a year, as the London rules allow in Tower Hamlets.

**Investment summary.** A fully let, licensed seven-bedroom HMO producing £8,000 per month (£96,000 per annum), which is a gross yield of approximately 7.4% at the guide price. Well-configured en-suite accommodation in a prime Shoreditch location that is always in demand, with a 90-night short-let opportunity.

## LOCATION

## Brick Lane & Shoreditch

Woodseer Street sits in a peaceful setting amid Shoreditch's vibrant lifestyle, with a multitude of shops, markets and galleries close by. Brick Lane, Old Spitalfields Market and the Truman Brewery are on the doorstep, and the City is a short walk away.

## NEARBY STATIONS

**Aldgate East**

District · Hammersmith & City

**Shoreditch High St**

London Overground

**Liverpool Street**

Elizabeth line · Central ·  
National Rail

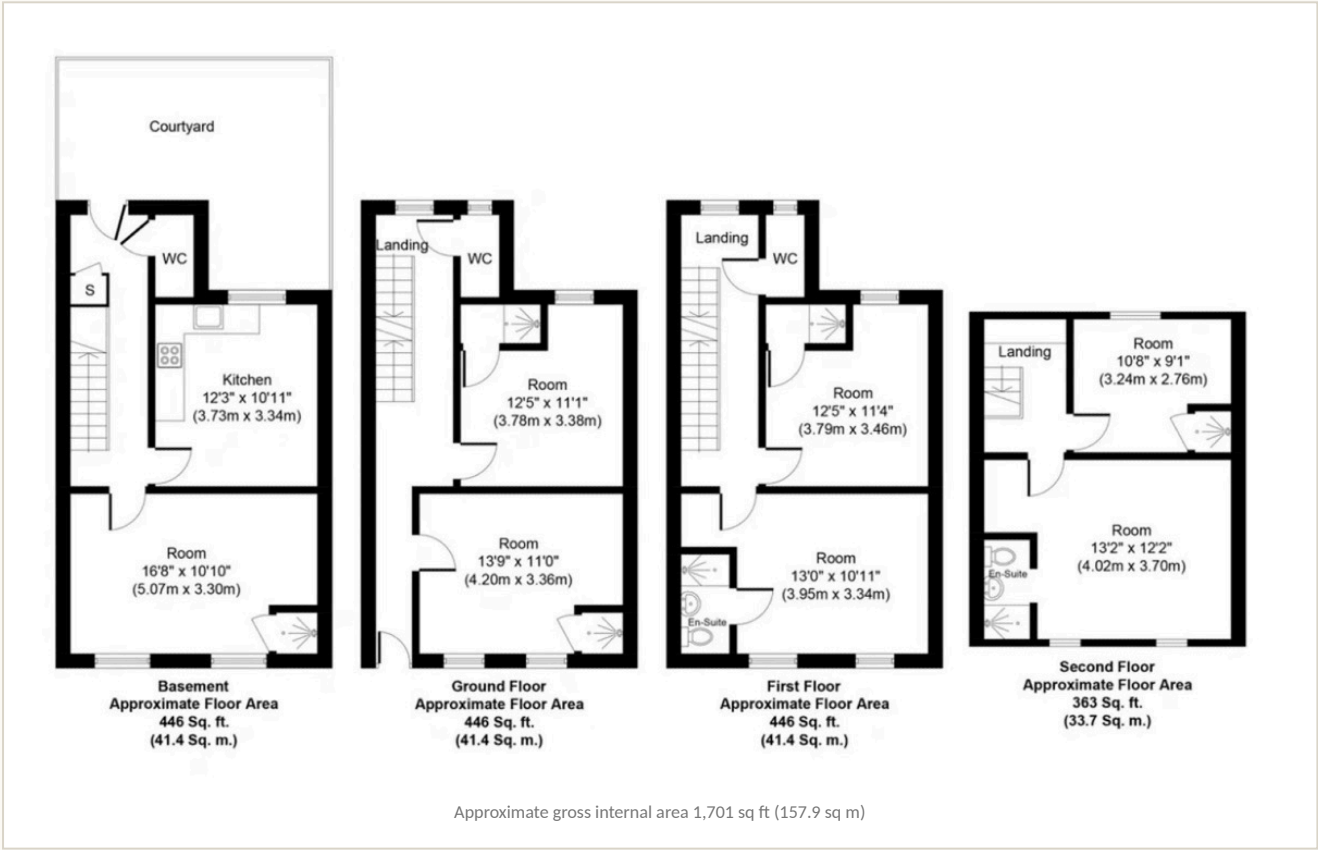
**Whitechapel**

Elizabeth line · District ·  
Overground

All within walking distance. Buyers should check journey times for themselves.

THE ACCOMMODATION

Seven well-presented bedrooms



Floor by floor

**Lower ground** Bedroom with shower, kitchen, WC and store, with access to the courtyard

**First floor** Two bedrooms (one with a full en-suite, one with a shower) and a WC

**Total** Approximately 1,701 sq ft (157.9 sq m)

**Ground floor** Two bedrooms, each with a shower, and a WC

**Second floor** Two bedrooms (one with a full en-suite, one with a shower)

The floor plan is for identification only and is not to scale. The layout and area are approximate.

## SALE DETAILS

## Buying this lot

## AT A GLANCE

## Lot 1

|             |                                                            |
|-------------|------------------------------------------------------------|
| ADDRESS     | 6 Woodseer Street, London E1 5HD                           |
| PROPERTY    | Freehold HMO investment, seven bedrooms                    |
| INCOME      | £8,000 per month (£96,000 per annum)                       |
| OCCUPANCY   | All rooms let in line with the HMO licence                 |
| GUIDE PRICE | £1,300,000*                                                |
| AUCTION     | Wednesday 28 October 2026                                  |
| VENUE       | Claridge's, Brook Street, Mayfair, London W1               |
| METHOD      | Public auction: in the room and online. Unless sold prior. |
| CONTRACT    | Unconditional. Exchange on the fall of the hammer.         |
| DEPOSIT     | 10% of the purchase price, payable on exchange             |
| COMPLETION  | As set out in the Special Conditions of Sale               |

## LEGAL &amp; FEES

## Before you bid

|                     |                                                                              |
|---------------------|------------------------------------------------------------------------------|
| TENURE              | Freehold                                                                     |
| TITLE NUMBER        | NGL207301 (HM Land Registry)                                                 |
| HMO LICENCE         | In place. Details in the legal pack.                                         |
| SHORT LETS          | Up to 90 nights a year (London rules). Buyers to confirm with Tower Hamlets. |
| COUNCIL TAX / RATES | Please refer to the legal pack                                               |
| EPC                 | Available on request                                                         |
| BUYER'S PREMIUM     | 2% of the purchase price, payable on exchange                                |
| LEGAL PACK          | Available from Palace Auctions on request                                    |
| SPECIAL CONDITIONS  | Apply. Read them with any addendum.                                          |
| VIEWINGS            | Strictly by appointment with the auctioneer                                  |

## How to bid

- 1 Register** with Palace Auctions before the sale, for bidding in the room, online, by telephone or by proxy.
- 2 Complete ID and anti-money-laundering checks.** You must be approved before you can bid, and bidder security is needed when you register.
- 3 Read the legal pack,** the Special Conditions and any addendum, and take advice from a solicitor.
- 4 Arrange your funds** so you can pay the 10% deposit and fees on exchange and complete on the date in the contract.
- 5 Bid.** If yours is the winning bid, contracts exchange straight away and the sale is legally binding.

## IMPORTANT NOTICES

# Please read before bidding

**Guide price and reserve.** A guide price is an indication of the seller's current minimum acceptable price at auction. The reserve is the seller's minimum acceptable price at auction and is confidential between the seller and the auctioneer. The reserve will normally be within the guide range or no more than 10% above a single-figure guide. Both the guide and the reserve may change up to the day of the auction.

**Fees and additional costs.** Besides the purchase price, the buyer must pay a buyer's premium of 2% of the purchase price on exchange. The Special Conditions may also require the buyer to pay other costs, such as the seller's searches, arrears or apportionments. Buyers should also budget for Stamp Duty Land Tax (including any higher rates for additional dwellings), their own legal fees and any finance costs.

**Income and HMO licence.** The income figure of £8,000 per month is the current figure provided by the seller. Buyers must check the tenancy or occupancy arrangements, the rental income and the HMO licence in the legal pack. HMO licences cannot be transferred, so a buyer who intends to keep operating the property as an HMO should apply to the London Borough of Tower Hamlets for a licence of their own.

**Short-term letting.** In London, a home can usually be let short-term (for example through Airbnb) for up to 90 nights in a calendar year without planning permission, provided the provider pays council tax on it. Buyers must confirm with the London Borough of Tower Hamlets how this applies to this property, its HMO use and licence conditions, and that any intended use complies with planning and licensing rules.

**Particulars.** These particulars are a general guide only and do not form part of any offer or contract. The descriptions, measurements, uses and other details are given in good faith and are believed to be correct. Buyers must not rely on them as statements of fact and should satisfy themselves by inspection or otherwise. Palace Auctions has not tested any services, appliances or installations.

**Legal documents.** Buyers are deemed to have read the legal pack, the Common Auction Conditions, the Special Conditions of Sale and any addendum, and to have made all enquiries before bidding. They will be treated as bidding on that basis, whether or not they have actually done so.

**Anti-money-laundering.** Palace Auctions must check the identity of every bidder and the source of their funds under the Money Laundering Regulations 2017. You must be approved before you bid.

**Authority.** Nobody employed by Palace Auctions has authority to make or give any representation or warranty about this property.

**Why buy at Claridge's.** Palace Auctions holds its traditional sales at Claridge's in Mayfair, one of London's most celebrated addresses. The auction is a transparent, competitive process in which the winning bid gives you an immediate, binding exchange of contracts.

**Offers before auction.** The seller may consider acceptable offers before the auction day. Any sale agreed early will also be under auction contract terms. Please contact the auctioneer to discuss.

VIEWINGS · LEGAL PACK · OFFERS

## Edward Swindells

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