

P

PALACE AUCTIONS

LONDON

LOT 1

6 Woodseer Street

SHOREDITCH · LONDON E1 5HD

*A freehold, licensed seven-bedroom HMO just off Brick Lane, producing
circa £100,000 per annum*

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 freehold residential building just off the renowned Brick Lane in Shoreditch, with seven bedrooms and an HMO licence in place.



7	1,679	c.£100k	HMO	Freehold
BEDROOMS	SQ FT (APPROX.)	ANNUAL INCOME	LICENCE IN PLACE	TITLE NGL207301

Description

The building is arranged over four floors and provides seven bedrooms, all currently in use. Six have en-suite showers, and two of these 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 1,679 sq ft.

The building is let and income-producing, with an HMO licence already in place. 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.

Investment summary. A freehold, licensed seven-bedroom HMO producing circa £100,000 per annum, which is a gross yield of approximately 7.7% at the guide price. Well-configured en-suite accommodation in a prime Shoreditch location that is always in demand.

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, kitchen, WC and storage

Ground floor Two bedrooms and a WC

First floor Two bedrooms and a bathroom

Second floor Two bedrooms

Total Approximately 1,679 sq ft (156 sq m)

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	Circa £100,000 per annum
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 & FEES

Before you bid

TENURE	Freehold
TITLE NUMBER	NGL207301 (HM Land Registry)
HMO LICENCE	In place. Details in the legal pack.
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 is approximate and is 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. Buyers should also confirm with the council 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

AUCTIONEER CONSULTANT, PALACE AUCTIONS LONDON

TEL 07971 033276

EMAIL edward@palaceauctions.comWEB palaceauctions.com