



Brody House
Strye Street E1

A light and spacious open plan luxury apartment measuring 899 sq.ft.

A charming two double bedroom, two bathroom lateral apartment of post-modern architecture located in heart of The City of London, with private parking and concierge.



1 RECEPTION ROOM



2 BEDROOMS



2 BATHROOMS



SHARE OF FREEHOLD



899 SQ FT



**GUIDE PRICE
£750,000**



The property

Nestled in the backwaters of the City of London, this attractive building is highly regarded locally for its post-modern architecture and is located within the Wentworth Street Conservation Area.

The apartment has large critical style double-glazed windows offering plenty of natural light and views over the surrounding area. The open-plan reception is of sufficient scale to accommodate soft furnishings and an eight-person dining table. To one side is a modern fully fitted galley kitchen with integrated appliances.

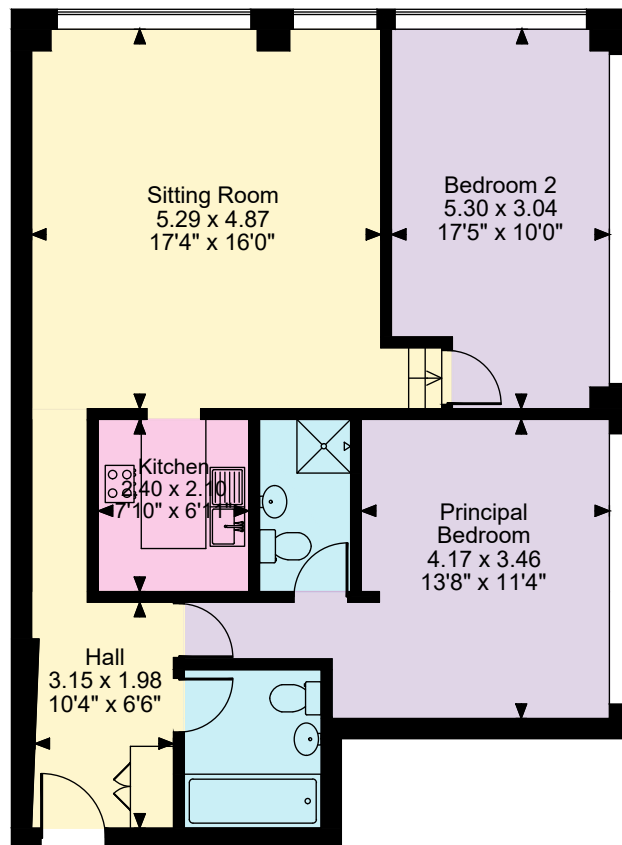
The simple geometric design is well considered and intelligent interior design adds a good standard of finish.

A central entrance hall leads past the principal double bedroom, fitted with open hanging / shelf storage and shower room en suite. Off the hall is a separate family bathroom / cloakroom. This serves a second double guest bedroom located off the sitting room.

The building has friendly concierge reception, lift and stair access to the apartment and secure underground private parking with one allocated space.



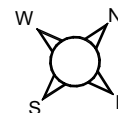




Third Floor

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8639311/DGO



Outside

Located on edge of the The City of London financial district, close to the famous Liverpool Street Station and Spitalfields Market. This luxury apartment enjoys access to a wide range of local shops, cafes, restaurants and amenities in the immediate area including Spitalfields being internationally renowned.

There are a number of good schools and transportation links in the area.

Floorplans

House internal area 899 sq ft (83 sq m)
For identification purposes only.

General

Tenure: 999 Years from 25th Dec 1997

Local Authority: London Borough of Tower Hamlets

Broadband: Fast

Service Charge: £6,000 p.a. 2024/25

Ground Rent: £350 p.a.

Council Tax: City of London

EPC Rating: D

Fixtures and Fittings: Certain items are excluded from sale, but may be available by separate negotiation.

Services: Mains water, gas, electricity and drainage.

Parking: One allocated space.

Important Note: EWS1 reassessment pending, repair works expected to start 2026/7. The property is not eligabler for mortgage lending at present and has been price appropriately for a cash purchase only.

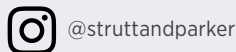
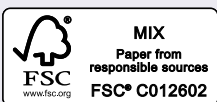
Islington Office

5 Aldermanbury Square, London EC2V 7BP

+44 2039179832/07721 572732

islington@struttandparker.com
struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2025. Particulars prepared July 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

