



Princelet Street E1

Share of Freehold
3 Bed 3 Bath
2400 sqft (approx)

With 2,400 sqft (approx.) to play with, this huge 3 bedroom 3 bathroom modernised loft apartment on Princelet Street is located in the very centre of prime Spitalfields; the busy fashion and creative hub of East London.

- Modernised loft
- Completely lateral
- Direct lift access

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Finished to a high specification throughout this former Victorian Warehouse space has a large open plan living area which stretches some 26 foot making for an extremely versatile and useable space. Refurbished and designed by previous owner Richard Tokatly, the very highest quality materials have been utilised including extra-wide solid timber floorboards by Dinesen. Unlike many traditional lofts, this building is one of the few that benefit from lift access directly into the apartment.

Formerly occupied by art dealers and furniture makers being on the first floor this might not seem like a perk, that is until you have something heavy to move like furniture or fully packed suitcases. The building contains just five apartments, which each have a share of the freehold.

The fully fitted kitchen complete with Miele appliances and all-important integrated coffee machine also has a solid island unit with built in gas burners. A must for any serious foodie.

The rest of the apartment comprises of two large double bedrooms (plus spacious guest bedroom/study), all with plenty of built in storage and two with their own en-suite bathrooms and additional WC. Being at the rear of the building this also makes them cooler and quiet, particularly important in the summer months.

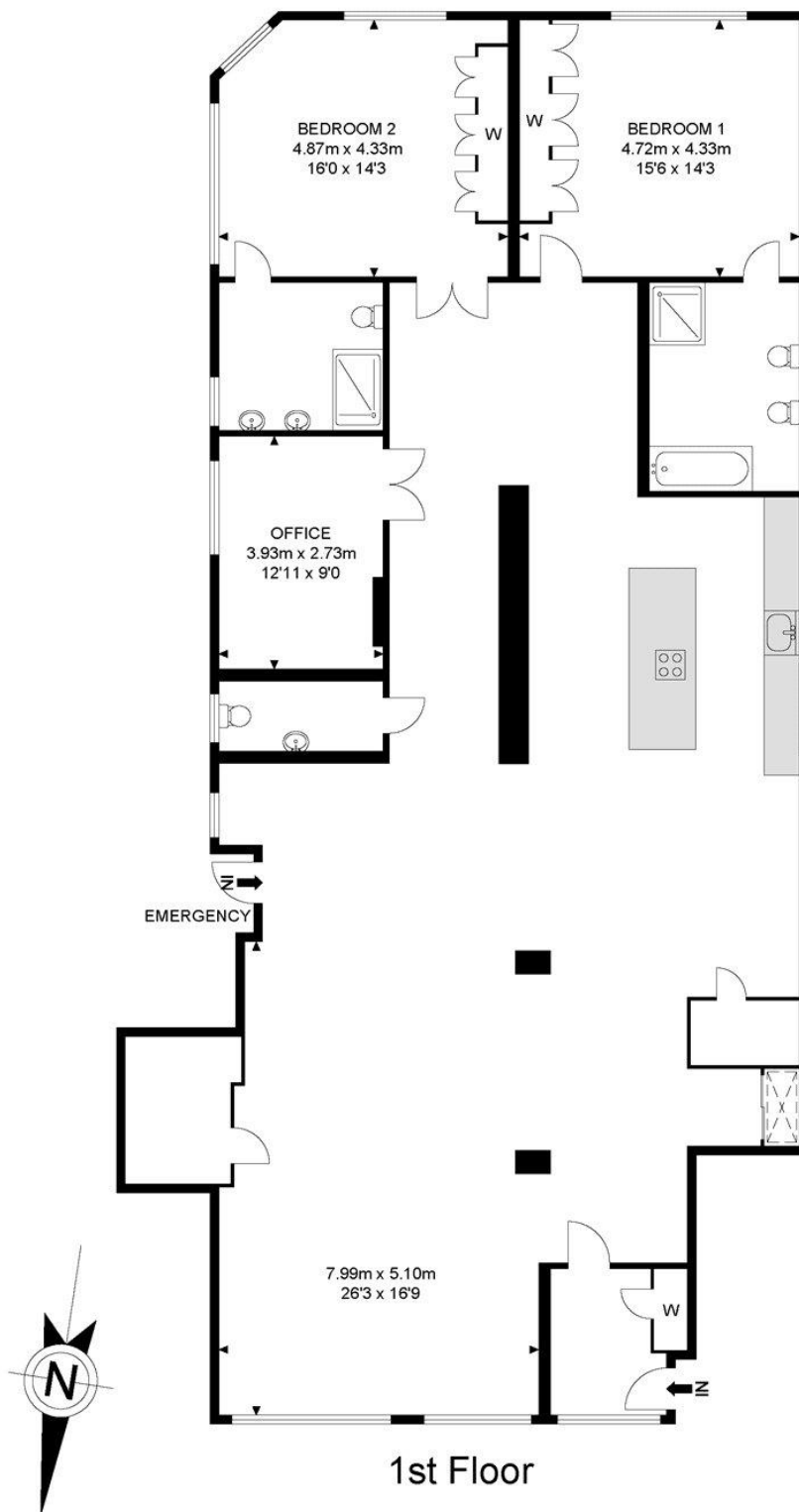
Princelet Street in Spitalfields is an area rich in heritage and being so close to the city of London the offering of nearby award-winning bars and restaurants is endless including the likes of Flat Iron, Hawksmoor & St John's. There are of course also some excellent boutique retailers in the Old Spitalfields Market such as Church's, Marvin Browne, Chanel & Cheaney. Transport links are nearby and convenient with Liverpool Street, Shoreditch High Street and Aldgate Stations all within 10-minute walk.

Tenure: Share of Freehold
Lease Length: 971 years and 7 months
Service Charge: £6,166 per annum (approx.)
Ground Rent: £1 per annum (approx.)
Parking: On-street via permit
Local Authority: Tower Hamlets
Council Tax Band: F

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APPROX. GROSS INTERNAL FLOOR AREA 2400.35 SQ FT / 223.0 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan