



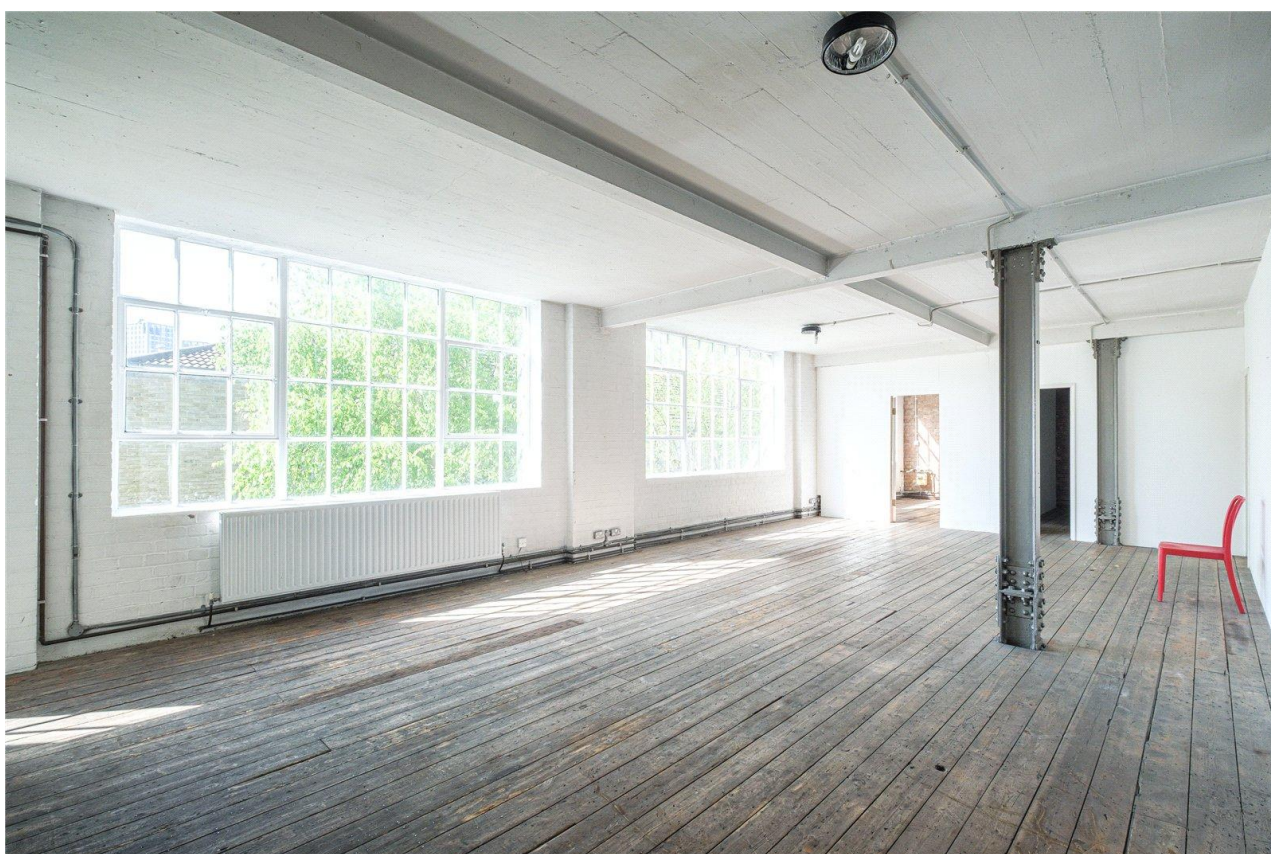
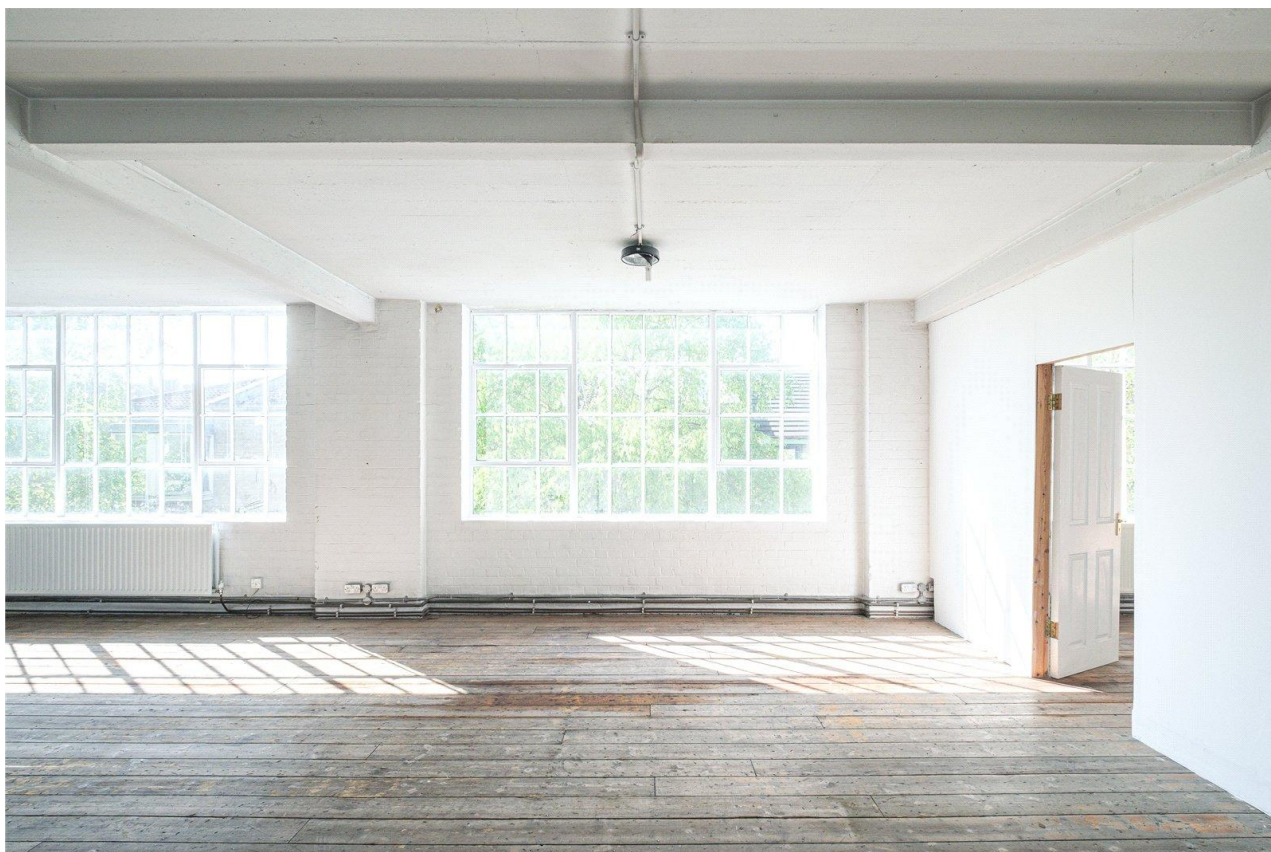
Princelet Street E1

Leasehold
3 Bed 1 Bath
1657 sqft (approx)

A rare opportunity to acquire a loft in its most unrefined and authentic form. Occupying the second floor of a converted 1930s textile factory, this substantial lateral 3 bed 1 bath warehouse apartment extends to approximately 1,657 sq ft (approx.) and offers exceptional scope for refurbishment and reconfiguration.

- Lateral loft
- Prime Spitalfields
- Industrial character

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Retaining an array of original industrial features—including exposed structural columns and beams, painted brickwork, and time-worn timber flooring—the space is a blank canvas with strong architectural bones. The generous open space and minimal structural interruption (stud walled bedrooms) creates potential to redesign and tailor the layout to suit individual vision, whether as a dramatic open-plan living space, a design-led residence, or a creative live-work environment.



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The expansive main living area is flooded with natural light via dual-aspect critical windows, offering both north and south facing views across Spitalfields towards the City. The current arrangement provides three bedrooms, internal study and one bathroom, but the flexible footprint allows for a variety of alternative configurations, subject to the necessary consents.

Set just off Brick Lane, the building forms part of Spitalfields' historic industrial fabric—an area once at the centre of London's textile trade, shaped over centuries by Huguenot silk weavers and successive immigrant communities. Today, it remains one of East London's most vibrant and culturally rich neighbourhoods.

Shoreditch, Spitalfields Market, Redchurch Street, and Columbia Road Flower Market are all within easy reach, offering a dynamic mix of retail, dining, and creative industries. Liverpool Street, Aldgate East, and Shoreditch High Street stations are all nearby, providing excellent connectivity across London.

This is a property defined as much by its potential as its history—an opportunity to create a truly individual home within an iconic warehouse setting.

Tenure: Leasehold

Lease Length: 185 years

Service Charge: £500 per annum (approx.)

Ground Rent: £0 per annum (approx.)

Parking: On-street via permit

Local Authority:

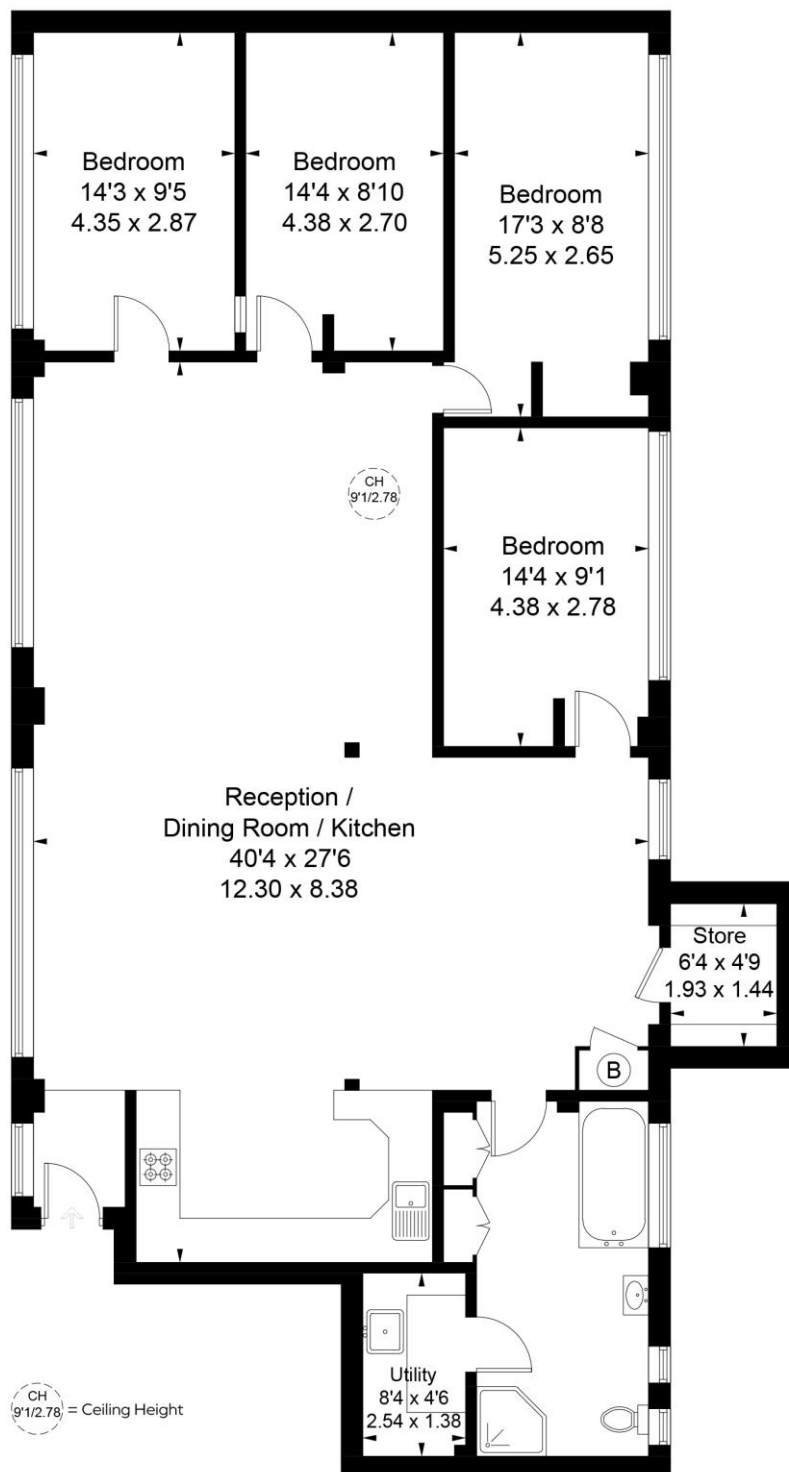
Council Tax Band:

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Princelet Street, E1

Approximate Gross Internal Area
1657 sq ft / 153.9 sq m



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1295754)