

# PRINCELET STREET

LONDON E1 6QH



THE PROPERTY BROKERS

To Let

- Circa 2600 sqft (approx)
- Classic Georgian Huguenot townhouse
- 3/4 bedrooms, 2 bathrooms & 1 WC
- Original wide board floors
- Separate studio to the rear
- Ample built in storage

A classic Georgian Huguenot townhouse with a separate studio on one of central Spitalfields most popular spots, Princelet Street. This Grade II listed house was built and lived in by Marmaduke Smith circa 1725, and has the addition of a private courtyard garden with separate studio bringing the total size close to 2,600 sq ft (approx) With the charm and character these houses offer, the original and historical features are throughout this four bedroom townhouse with a mix of 17th century panelling, fireplaces, cornicing and wide wood floor boards.

With the kitchen and dining on the lower ground, double reception and entrance hall on the ground floor leading out to the studio (benefiting from it's own shower



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room), flexible study/bedroom and extra living room on the first floor and bathrooms and large bedrooms follow on the upper floors.

Located at the quiet end of Princelet Street close to the junction with Wilkes Street within the centre of the Spitalfields conservation area. Brick Lane is on one side and the remodelled famous Spitalfields market is on the other, with Aldgate East, Liverpool Street and Shoreditch High Street stations all a short walk.

Available 16th April 2021 and offered unfurnished (all furniture in the pictures is the current tenants)



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Princelet Street



APPROX. GROSS INTERNAL FLOOR AREA 2519.83 SQ FT / 234.10 SQM

RESTRICTED HEIGHT AREA 172.22 SQ FT / 16.0 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 services, systems 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

SALES  
LETTINGS  
OFF MARKET  
ACQUISITIONS  
DEVELOPMENT  
COMMERCIAL  
VALUATIONS

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