



## Flat 75 Exchange Building - 132 Commercial Street

Spitalfields, London, E1 6NQ

### **Stylish Split-Level Penthouse with Terraces & City Views in the Heart of Spitalfields**

**2 Beds**

- Penthouse Apartment
- Two Bathrooms
- Secure gated underground parking (available by separate negotiation)
- Two Bedrooms
- Two Terraces
- Concierge
- Split Level

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## Summary

Available Size	2 Beds
Price	Offers in the region of £1,050,000
Service Charge	£10,334.62 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The Exchange Building is a former tobacco factory in the heart of Spitalfields, originally built in 1936 on the site of the Royal Cambridge Music Hall and extended by W. Gillbee Scott in the 1920s.

This bright two-bedroom, two-bathroom penthouse spans approx. 1,250 sq ft across split levels on the fifth floor of a secure development. It features high ceilings, floor-to-ceiling windows, generous living and entertaining space, and two private terraces with uninterrupted views over Spitalfields Market, the City, and Shoreditch.

Additional benefits include lift access, 24-hour concierge, video entry system, bicycle storage, and secure underground parking (available by separate negotiation). Despite its central location, the building offers a rare sense of calm and privacy.

## Location

The Exchange Development is situated in a highly sought-after location on the East side of Commercial Street, close to its junction with Folgate Street, in the heart of Spitalfields. The property benefits from immediate access to a vibrant mix of retail, dining, and lifestyle amenities, including the renowned Spitalfields Market, which offers an eclectic mix of independent shops, high-end boutiques, street food traders, and established restaurants.

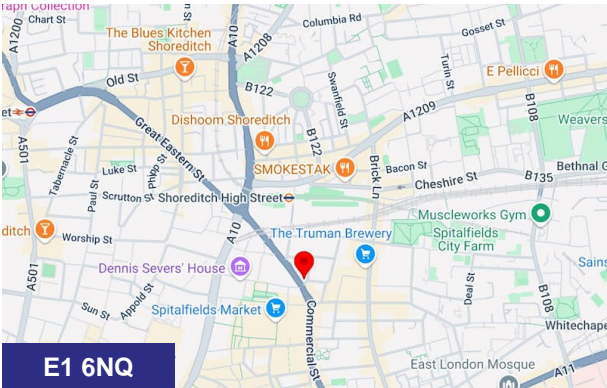
The area is exceptionally well connected by public transport. Liverpool Street Station is approximately a 7-minute walk away (0.4 miles), providing access to the Central, Circle, Hammersmith & City, and Metropolitan Underground lines, as well as National Rail and the Elizabeth Line. Aldgate East Underground Station is around a 9-minute walk (0.5 miles), served by the District and Hammersmith & City lines. Numerous bus routes also operate along Commercial Street, ensuring excellent connectivity across Central London.

## Viewings

Strictly by appointments only.

## Terms

Long Leasehold - 970 Years Remaining



## Viewing & Further Information

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