



Roccoco House, 65, Princelet Street, Tower Hamlets, E1 5LP

- Large open-plan reception with original exposed brick
- Two spacious double bedrooms with walk-in wardrobes
- High-end kitchen with sleek finishes
- Moments from Brick Lane and Aldgate East Tube (500m)
- Impressive 1032 sq. ft. warehouse conversion
- Two modern bathrooms
- 1st floor location, offering privacy and convenience

Asking Price £890,000



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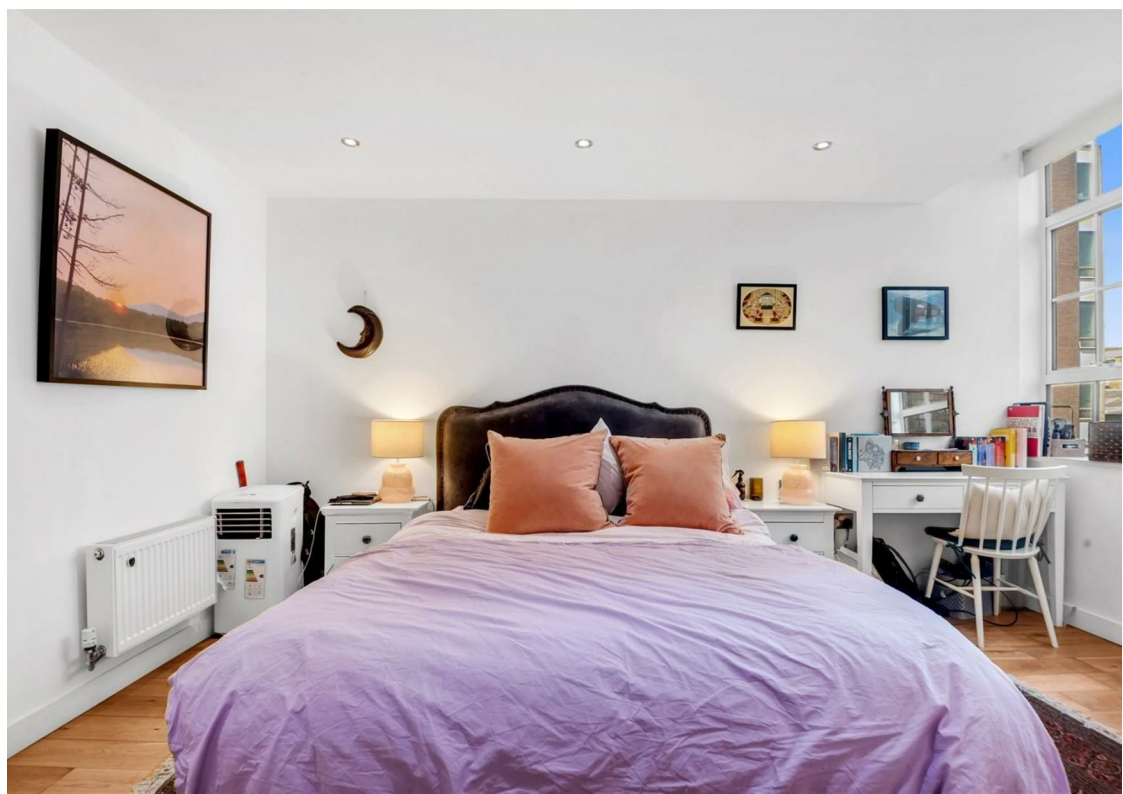
DESCRIPTION

Located in the heart of Spitalfields, just a stone's throw from the vibrant energy of Brick Lane, this stunning 1032 sq. ft. warehouse conversion offers luxurious living in a prime location. Situated on the 1st floor, the property combines modern design with the charm of original industrial features, including exposed brickwork and expansive windows that flood the space with natural light.

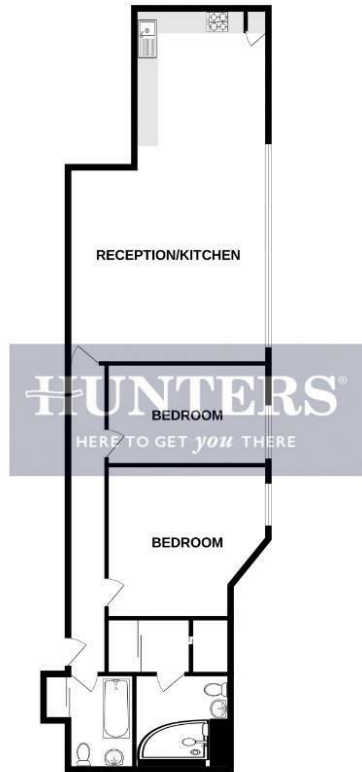
The open-plan reception area is perfect for both relaxing and entertaining, seamlessly connected to the high-spec kitchen, which boasts contemporary fixtures and fittings. The two generous double bedrooms come with walk-in wardrobes, while the two sleek bathrooms offer a touch of luxury.

With excellent transport links nearby, including Aldgate East Tube Station just 500m away, and the thriving cafes, bars, and shops of Brick Lane on your doorstep, this property offers both comfort and convenience in one of London's most sought-after locations.





FIRST FLOOR
1068 sq.ft. (99.2 sq.m.) approx.



TOTAL FLOOR AREA - 1068 sq.ft. (99.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Viewings

Please contact hunters.stokenewington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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