



TILNEY HOUSE, PRINCELET STREET, LONDON, E1  
£450,000 LEASEHOLD

## MODERN ONE-BEDROOM APARTMENT IN HISTORIC PUB CONVERSION

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## DESCRIPTION:

This beautifully converted one-bedroom apartment is nestled on the renowned Princelet Street, adjoining to the historic Brick Lane, in the heart of Spitalfields.

Once operating as a brewery, the Alma building is now a local landmark and was restored to a high standard in 2019.

The apartment comprises a light-filled, spacious open-plan kitchen and living area, ideal for both relaxation and entertaining. The kitchen is fully equipped with high-end appliances and offers plenty of storage space. The generously sized bedroom is filled with natural light and provides ample room for various storage options. The separate bathroom is stylish and well-appointed, featuring a walk-in shower, toilet, and sink.

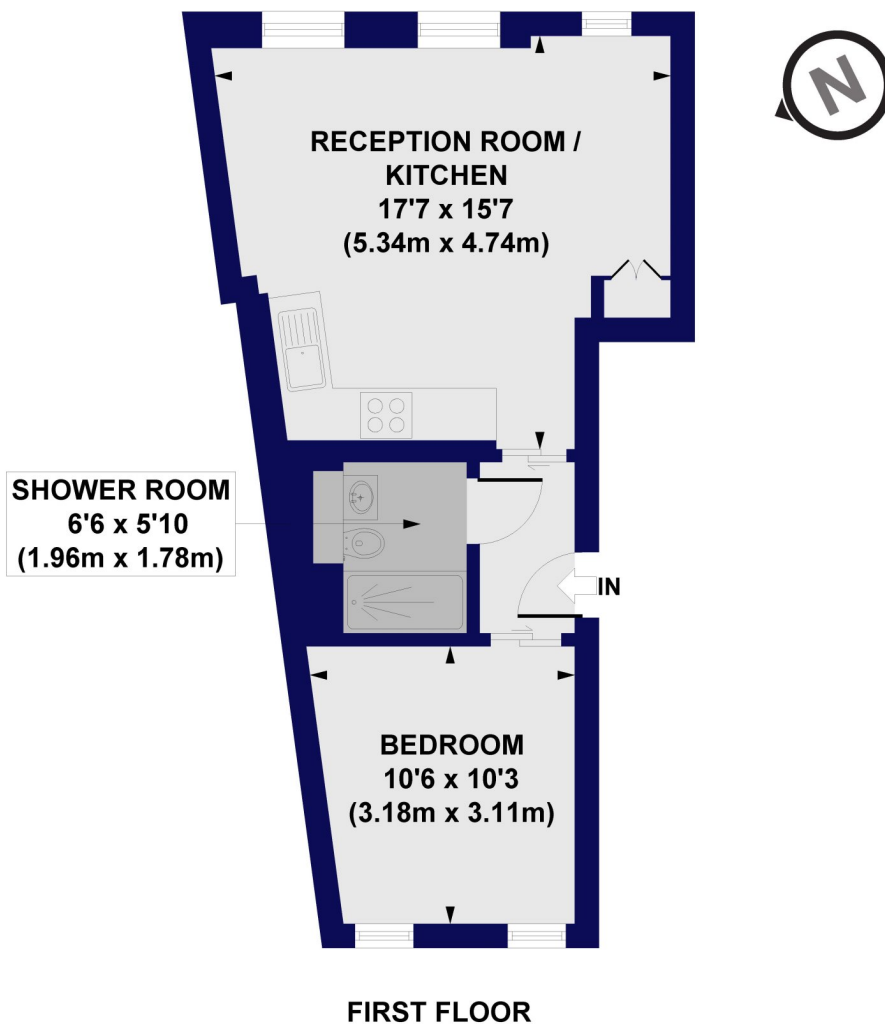
Offered chain-free, this property provides modern living in one of London's most sought-after locations. Spitalfields boasts a wide array of cafes, restaurants, boutique stores, and excellent transport links. Nearby stations include: Aldgate East (0.4 miles), Whitechapel (0.5 miles), Shoreditch High Street (0.5 miles), Liverpool Street (0.6 miles).

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**Tilney House, Princelet Street, E1**  
 Approx. Gross Internal Floor Area 413 sq. ft / 38.35 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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