



{ BRUSHFIELD STREET  
SPITALFIELDS, LONDON, E1

Hamptons

THE HOME EXPERTS



# { THE PARTICULARS

**Brushfield Street, Spitalfields,  
London, E1**

**Asking Price £1,250,000  
Leasehold**

 **2 Bedrooms**  
 **2 Bathrooms**  
 **1 Reception**

## Features

2 Bedrooms, Historical Building, 1392 Sq.Ft, Lease Length - 125 Years From November 1998, Chain Free

## Hamptons

Aldermary House, 15 Queen Str  
London, EC4N 1TX  
020 7236 8398  
city@hamptons.co.uk  
www.hamptons.co.uk

Set in the heart of Spitalfields Market is this stunning and unusually spacious two bedroom Victorian maisonette which is arranged over three floors of the historical market building. Offered Chain free

## The Property

The decor is an excellent blend of contemporary and lovely traditional feel including wooden floors, high ceilings, cornicing, and a fireplace with a superb modern kitchen. All the principle rooms are south-facing over Brushfield Street which means the apartment is flooded with natural light. With its own street level entrance and measuring close to 1400 sq.ft, this unique property is offered chain free and would make the perfect family home or pied-a-terre for any discerning buyer.

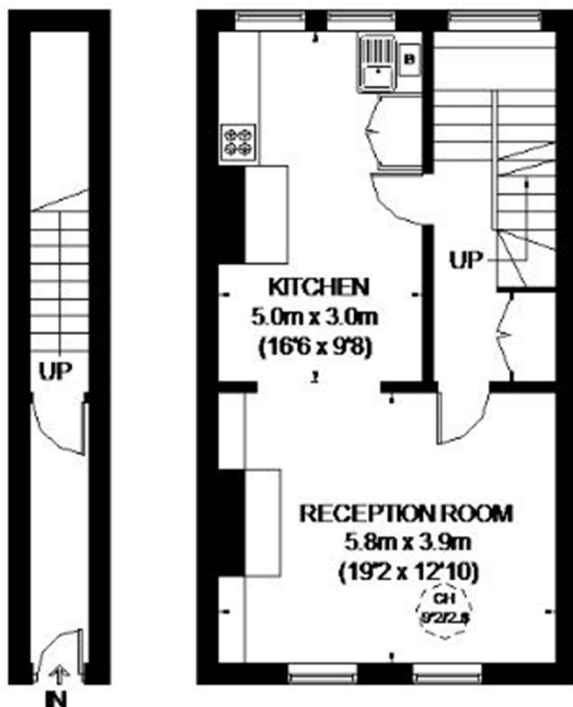
## Location

Brushfield Street is located between Bishopsgate at the edge of the Square Mile, and Commercial Street, which makes it within easy reach of Liverpool Street Station (Circle, Metropolitan, Hammersmith and City and Central lines). Spitalfields Market and the surrounding area is renowned for its array of superb restaurants, boutique shops and vibrant nightlife. The apartment is also a short walk to both Brick Lane and Shoreditch, and all the bars and restaurants that these fashionable areas have to offer. When Crossrail opens at Liverpool Street, one will have even faster access to London's major airports, Bond Street, Canary Wharf and beyond, making this a sound investment for the future.

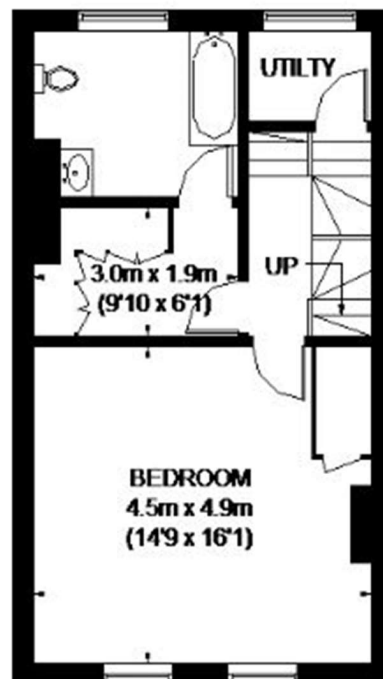


# { A 1392 SQ.FT. MAISONETTE IN THE HEART OF SPITALFIELD'S. EPC-E

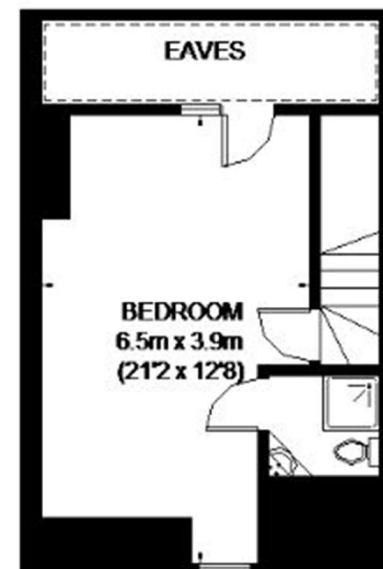
# BRUSHFIELD STREET



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM & EAVES)  
GROUND FLOOR = 82 SQ. FT. (7.7 SQ. M.)  
FIRST FLOOR = 475 SQ. FT. (44.1 SQ. M.)  
SECOND FLOOR = 475 SQ. FT. (44.1 SQ. M.)  
THIRD FLOOR = 298 SQ. FT. (27.6 SQ. M.)  
REDUCED HEADROOM & EAVES  
62 SQ. FT. (5.8 SQ. M.)  
TOTAL = 1392 SQ. FT. (129.3 SQ. M.)

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. Please be advised that Hampton International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out in this property (172101491).

## For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include

cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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