



PARFETT STREET, LONDON, E1
£1,150,000 FREEHOLD

BEAUTIFULLY PRESERVED GRADE II LISTED 3-BEDROOM GEORGIAN HOUSE WITH PRIVATE GARDEN

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DESCRIPTION:

Situated on the sought-after Parfett Street within the highly regarded Myrdle Street Conservation Area, this charming Grade II Listed Georgian freehold terrace house extends to approximately 1,352 sqft and offers a wealth of period character across three well-proportioned bedrooms, with potential to be arranged as a four bedroom. Offered chain free, it presents a rare opportunity to acquire a historic home in one of East London's most desirable conservation areas.

Beautifully arranged over four floors, the accommodation blends historic charm with practical family living. Throughout, the property retains an abundance of original features including sash windows, stripped wood flooring and attractive wood panelling, all of which contribute to its unique character and charm.

The ground floor comprises an elegant reception/study showcasing the property's Georgian heritage, along with a well-proportioned third bedroom and a convenient guest WC.

The lower ground floor forms the heart of the home, featuring a spacious open-plan kitchen and dining area with direct access to a private west-facing garden, ideal for entertaining and al fresco dining. A wet room completes this level.

The first floor hosts a generous double bedroom and an impressive reception room, both enjoying access to a delightful terrace overlooking the garden, providing a peaceful outdoor retreat. The reception room is further enhanced by a charming multi-fuel stove, creating a warm and inviting focal point while complementing the home's period character. Offering excellent flexibility, this room could serve as a fourth bedroom, making the property equally suited to growing families, guests or those requiring additional workspace.

Occupying the second floor, the principal bedroom offers excellent proportions and natural light, complemented by a unique hand-painted family bathroom featuring a roll-top bath.

Rich in period features and architectural character, this exceptional Georgian home presents a rare opportunity to acquire a Grade II Listed freehold property in a highly sought-after conservation area.

The property is superbly positioned for connectivity, with Whitechapel Station and the Elizabeth Line just moments away, providing fast and convenient access across London, including direct links to the West End, Canary Wharf, Heathrow Airport and beyond. The City is within easy reach, making it an ideal home for professionals, while the vibrant destinations of Spitalfields and Shoreditch are close by, offering an outstanding selection of independent cafés, acclaimed restaurants, boutique shopping, galleries and nightlife. Combining historic charm with exceptional convenience, this is a truly unique London home in a prime East London setting.

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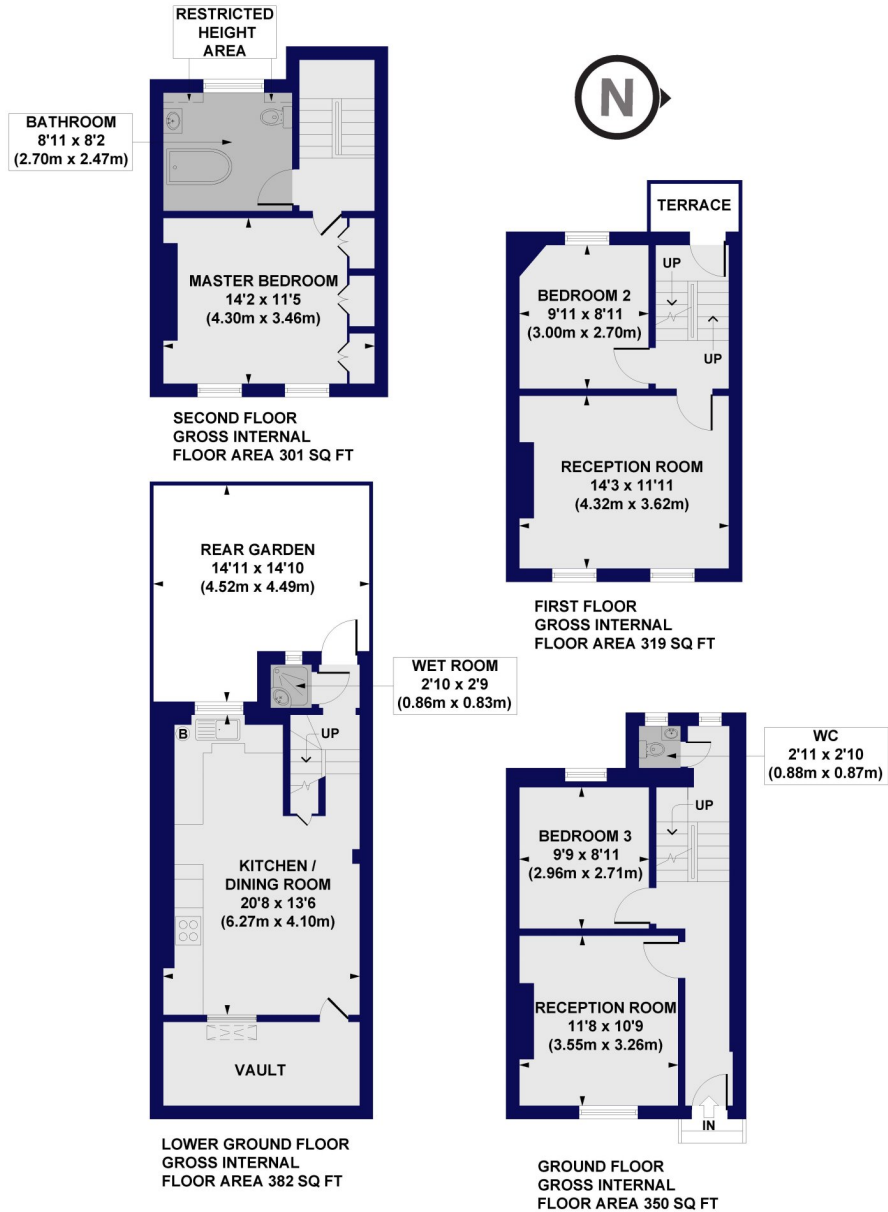


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Parfett Street, E1

Approx. Gross Internal Floor Area 1352 sq. ft / 125.60 sq. m (Including Restricted Height Area & Vault)

Approx. Gross Internal Floor Area 1264 sq. ft / 117.48 sq. m (Excluding Restricted Height Area & Vault)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/SO260104>

Tenure: Freehold

Term: N/A

Service Charge: N/A

Ground Rent: N/A

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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