



TILNEY HOUSE, PRINCELET STREET, LONDON, E1
£835,000 LEASEHOLD

STYLISH, BRIGHT TWO BEDROOM APARTMENT IN SPITALFIELDS

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DESCRIPTION:

A stunning and exceptionally well-finished two-bedroom, two-bathroom apartment situated on a high floor of the popular Tilney House development in E1. Offering approximately 873 sq ft of internal space, this stylish home boasts a sleek, modern interior and panoramic views across the City skyline.

The apartment features a spacious open-plan reception and dining area, filled with natural light thanks to large windows that frame the impressive views over London. The bespoke Poggenpohl kitchen is fully integrated and designed with both practicality and contemporary aesthetics in mind—perfect for modern urban living.

Both bedrooms are generous doubles, with the principal bedroom benefitting from a chic en-suite bathroom. A second, equally well-finished bathroom serves the second bedroom and guests. The property also includes excellent built-in storage throughout and has been maintained to an exceptional standard.

Set within a well-kept building without lift access, Tilney House is ideally located just moments from Whitechapel, Aldgate, and Shadwell stations, offering superb transport connections via the Elizabeth Line, Overground, and DLR. The City, Brick Lane, Spitalfields, and a wide array of local amenities are all within walking distance.

With a 143-year lease, city views, and a high-end finish throughout, this apartment presents a rare opportunity to secure a spacious, design-led home in one of East London's most vibrant and well-connected neighbourhoods.

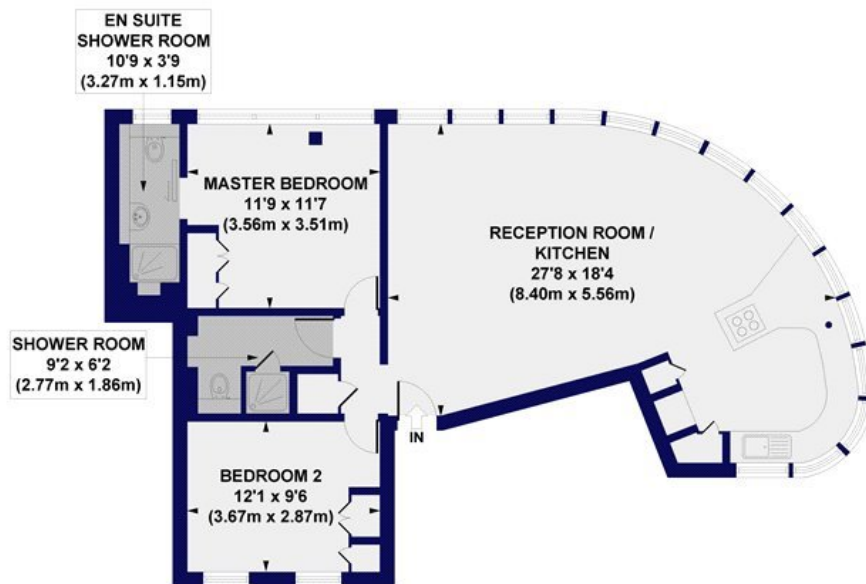
Nearby stations include: Aldgate East (0.4 miles), Whitechapel (0.5 miles), Shoreditch High Street (0.5 miles), Liverpool Street (0.6 miles).

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Tilney House, Princelet Street, E1
Approx. Gross Internal Floor Area 873 sq. ft / 81.07 sq. m



THIRD FLOOR

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	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/SHO250404>

Tenure: Leasehold

Term: 143 year and 11 months

Service Charge: £2525.65 per annum

Ground Rent: £ 400 Annually (subject to increase)

Council Tax Band: D

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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