



# Wilkes Street, London, E1

£1,899,000 Freehold

Double Reception Room, Kitchen/Dining Room, 5 Bedrooms, Bathroom, Shower Room, Shop Unit, Garden and Roof Terrace.



## Description

An impressive Grade II listed french Huguenot period house comprising five bedrooms over four floors. The property offers a great deal of character with charming reception rooms, retaining many period features with a dual aspect on all floors of the house (highly unusual amongst Spitalfields houses) together with a courtyard garden and roof terrace. In addition, the property provides a corner shop unit in part of the ground and lower ground floor. Currently let until 2010, the unit could either be re-incorporated into the main house (subject to planning permission) or be used to provide a useful income through continued letting.

## Tenure

Freehold.

## Situation

The property is located on the corner of Wilkes Street and Hanbury Street and is moments from Spitalfields Market and Brick Lane. The nearest underground station can be found at Liverpool Street (Central, Circle, District & Hammersmith and City lines).

## Local Authority

London Borough Of Tower Hamlets



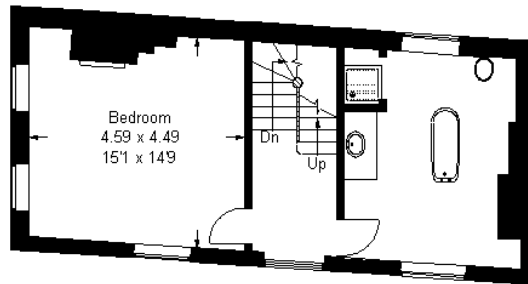
Bedroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	35	50
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

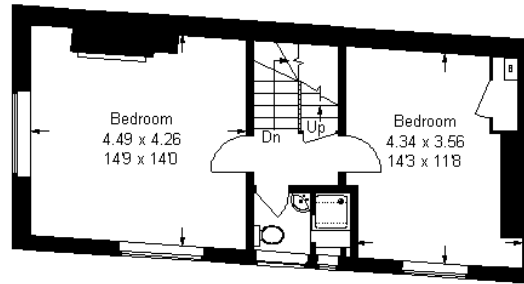
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	31	43
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Wilkes Street, E1

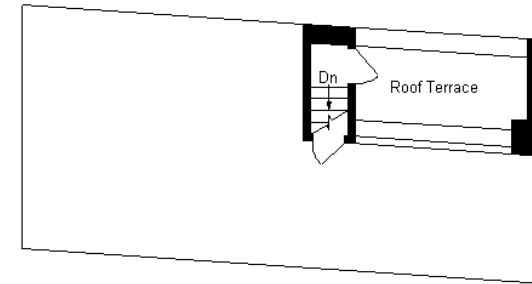
Approximate Gross Internal Area :-  
237 sq m / 2551 sq ft



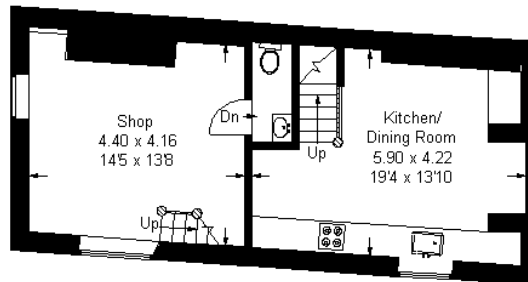
Second Floor



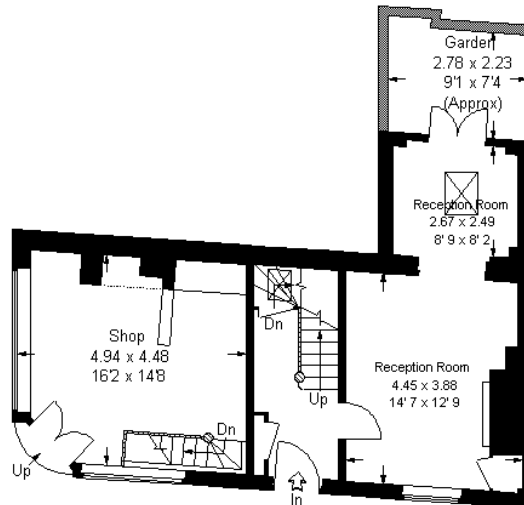
Third Floor



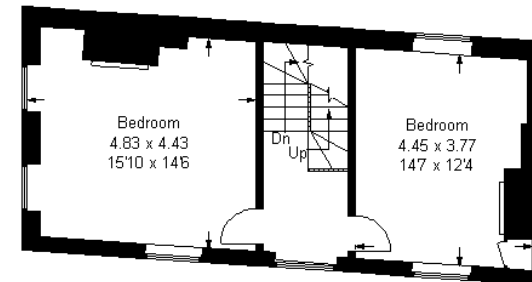
Roof Terrace



Lower Ground Floor



Ground Floor



First Floor

FLOORPLANZ © 2009 01483755510 Ref 57541

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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.



Bathroom



Shop Unit



Viewing strictly by appointment only.

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