

INIGO



Brushfield Street

LONDON

£2,050,000 LEASEHOLD

This beautiful Grade II-listed building sits in the heart of Spitalfields Market on Brushfield Street. For the first time in over two decades, it is offered for sale including a three-bedroom apartment directly above, with a private roof terrace at the rear. Thought to have been built in the 1770s, the space retains the original signage of a Victorian milliner and represents an incredibly rare opportunity to live and work in one of London's most popular historic markets.

Setting the Scene

Brushfield Street is in the heart of Spitalfields, opposite the southern perimeter of Spitalfields Market and on the northern edge of the Artillery Passage Conservation Area. The building dates from the 1770s and has an incredibly rich history having been used variously over the centuries as a milliner, a grocer's warehouse and a series of jewellers' offices (the space retains its reinforced security measures at street level).

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The Grand Tour

The street-facing façade of Brushfield Street is characterised by its traditional Victorian shop frontage sheltered by an awning overhead, with wooden-framed armoured-glass panes and specially fitted shutters. Above the ground floor, the traditional red brick apartment has large sash windows, rising three storeys to a mansard with elevated views over the market and Hawksmoor's Christ Church at the end of the street.

Access is gained via a shared hallway. The shop occupies the whole of the ground floor and is replete with tongue and groove panelling and original hardwood floors, with characterful repairs carried out over the ages. It currently has an A1 commercial designation. To the rear, an office area has been created with a fireplace containing a cast-iron Victorian stove. There are built-in shelves along one wall and the wonderfully bright space has views directly out onto Bishops Square. The basement is a large and versatile storage space, having served multiple purposes over years. It also has a plumbed utility room and bathroom.



Entrance to the apartment is via a secondary door on the ground floor. A bright living room sits at the front of the plan on the first floor, complete with original floorboards, a fireplace, built-in shelving and excellent views over the market below. This space leads through to a dining room containing a further fireplace with a Victorian stove, down to a modern kitchen at the rear of the plan.

The second floor has two bedrooms and a bathroom. The rear bedroom has an unusual box-bed of an unknown date and generous amounts of storage built into the fabric of the building, believed to be from near the period of construction. The master bedroom to the front benefits from generous sash glazing and storage space, while the first floor bathroom has a large roll-top bath and an original fireplace.

The Great Outdoors

On the second floor, there is a further double bedroom to the front of the building and a bathroom with stable doors which opens onto a charming private roof terrace at the rear. This space is perfect for dining outdoors in the warmer months – and even the colder ones, as long as you don't mind braving the British weather.

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Out and About

Spitalfields has been home to a functioning market for over 350 years. Licensed by King Charles I in 1638, the market has since become renowned for its terraces of Huguenot cottages and lively atmosphere. At the turn of the century, cheap studio space and restaurants like St. John, Mark Hix's Tramshed and the Golden Hart pub attracted the Young British Artists; the area has enjoyed almost unparalleled popularity ever since.

The neighbourhood surrounding Brushfield Street is renowned for its vibrant cultural life. The art galleries at Truman Brewery, Modern Art, Maureen Paley and Raven Row are all within walking distance. The restaurants, bars and pubs in Shoreditch are amongst the best in London and include St John, Lyles, Brat and Clove Club, as well as more casual offerings at Brawn and Rochelle Canteen.

The city's financial district is within walking distance, as are the stations at Liverpool Street, Aldgate East, Aldgate and Shoreditch, offering Underground, Overground and National Rail services.

Tenure: Leasehold Lease length: approx. 978 years remaining

Further Reading

Spitalfields: The History of a Nation in a Handful of Streets by Dan Cruickshank

Fabulous Food Shops by Jane Peyton

Brick Lane by Monica Ali

INIGO



About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.