

# HOXTON WEST N1



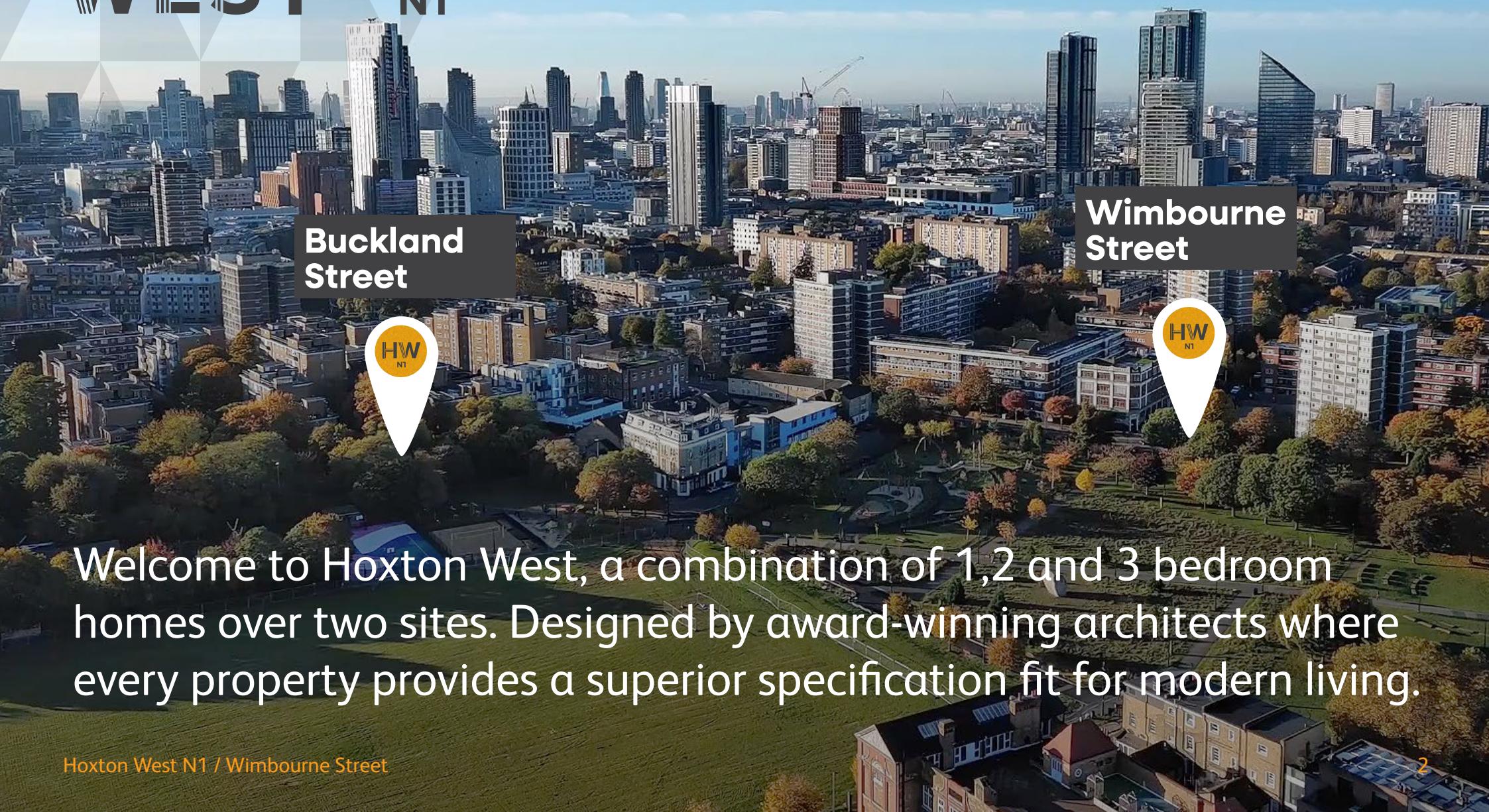
HACKNEY SALES



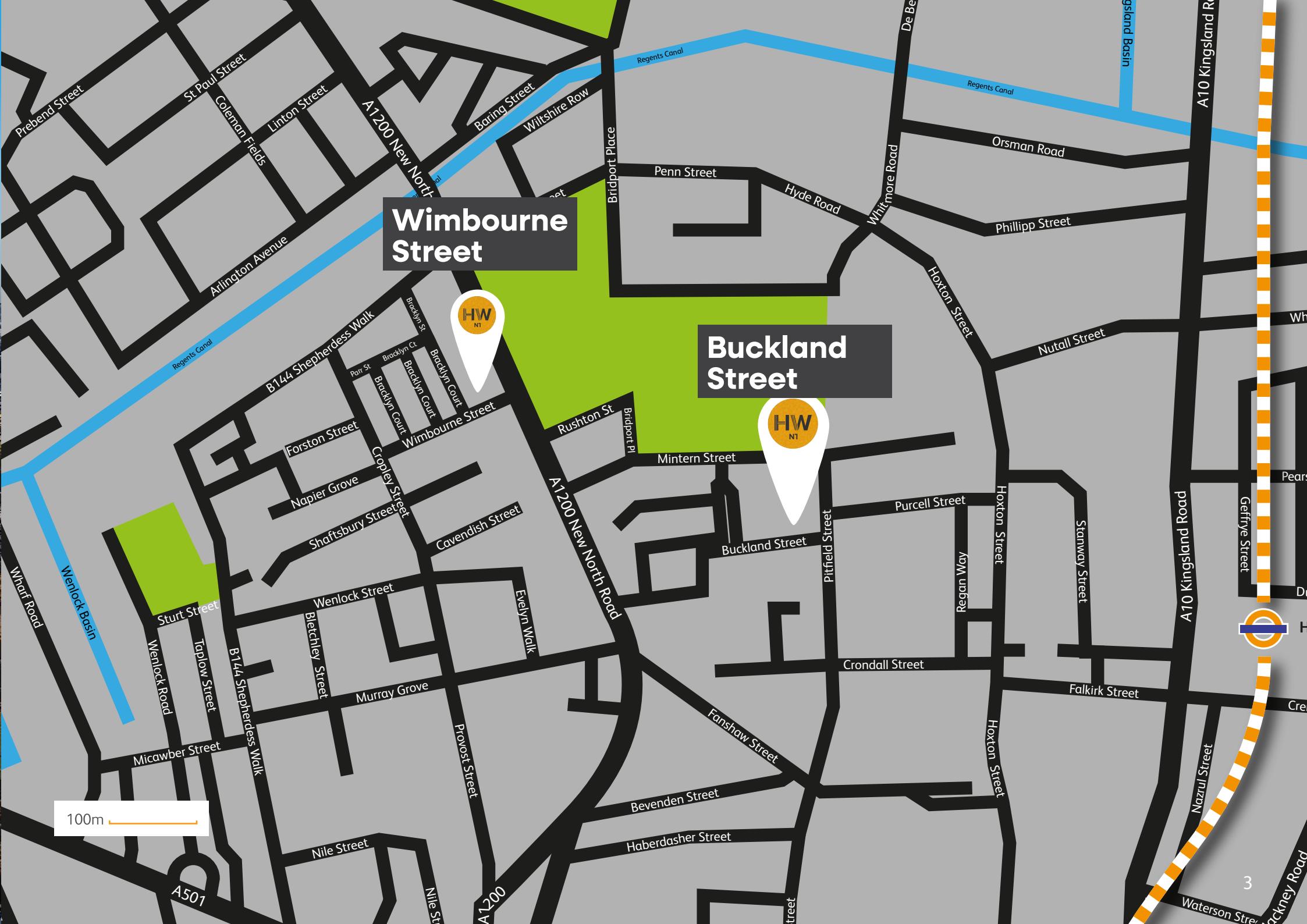
Wimbourne Street Layout Plans

# HOXTON WEST™ N1

HACKNEY SALES



Welcome to Hoxton West, a combination of 1,2 and 3 bedroom homes over two sites. Designed by award-winning architects where every property provides a superior specification fit for modern living.





**Old Street Station**, 0.6 miles  12 min walk

**Hoxton Overground Station**, 0.8 miles  16 min walk

**Shoreditch Park**, 266 feet  1 min walk

**Shepherdess Walk Park**, 0.5 miles  12 min walk

**Regent's Canal**, 0.1 miles  4 min walk

**Hoxton West N1 / Wimbourne Street**

# MOVE

With excellent transport links, canalside walkways and some of the best cycle routes in London, getting around Hoxton is a breeze. Served by the London Overground, Hoxton train station is on Geffrye Street, close to Dunloe and Cremer Street, just off Kingsland High Road.

With 32 bus stops in Hoxton, travelling around London is easy. And if you're biking, running or walking, improved roads, park and footpaths means that Hoxton West is safer, greener, and even better-connected.

Wander along the towpaths and take in the charm of the Victorian warehouses. You'll pass green parks, the Zoo and Gainsborough Wharf, a community of people who live on boats, located on the south bank of the canal.

**Hoxton. Live life connected.**



# Specification and Floor Plans



# Specification



## Kitchen

- Handleless matt kitchen units in pre-selected colour: cashmere or taupe\*
- Quartzstone worktop
- Full height kitchen splashback to match worktop
- Single bowl undermounted kitchen sink
- Chrome mixer tap
- Integrated double oven, hob and fridge freezer and dishwasher
- Stand alone washer dryer

## Bathroom

- Contemporary sanitaryware by Saneux in white with chrome fittings
- White composite vanity worktops with full height fitted mirror
- Recessed towel box

- Bath with tiled bath panel
- Hinged shower screen with chrome frame, circular shower head over bath and wand handset
- Marble effect matt wall tiles
- Heated chrome towel rail
- Shaver point

## Ensuite

- Feature mirror fronted storage cabinet
- Shower enclosure, chrome finish shower head and handset

## Flooring

- Karndean vinyl flooring to hall and living / dining / kitchen in Hayfield Oak
- Fitted grey carpet to all bedrooms
- Neutral tiled flooring to bathroom and en-suite

\* refer to sales representative for further details

## Lighting

- Downlights to hallway/kitchen/dining
- Pendants only to bedrooms

## Heating

- Underfloor zoned heating
- Individual metered heating interface unit (HIU) to each property

## General

- LABC Warranty
- 990 Year Lease
- Car free scheme

# Apartment Locator



## FLOOR 2 & 3

Shared ownership



## FLOOR 4

Private sale



## FLOOR 5, 6 & 7

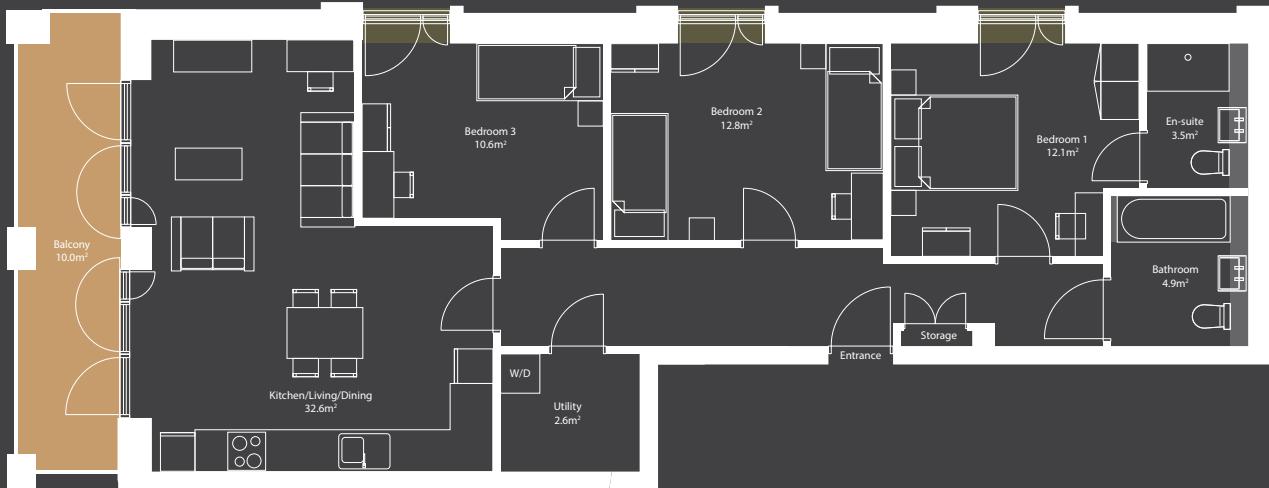
Private sale

## Floor Apartment Tenure

2	10	Shared Ownership
3	16	Shared Ownership

## Total Area

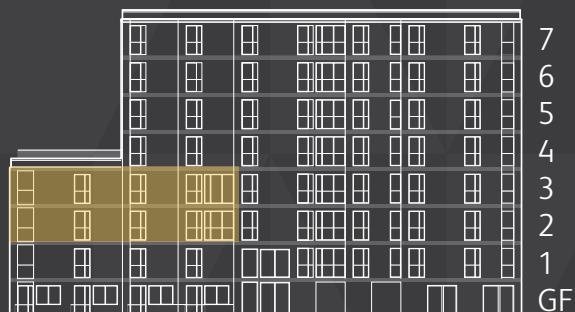
<b>94.9m<sup>2</sup></b>	
Kitchen/Dining/Living room	32.6m <sup>2</sup>
Bedroom 1	12.1m <sup>2</sup>
En-suite	3.5m <sup>2</sup>
Bedroom 2	12.8m <sup>2</sup>
Bedroom 3	10.6m <sup>2</sup>
Bathroom	4.9m <sup>2</sup>
Balcony	10.0m <sup>2</sup>
Utility	2.6m <sup>2</sup>



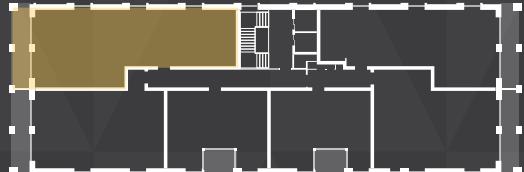
3 Bed, 2 Bath

All dimensions are approximate

## Elevation



## Floor 2, 3



### Floor Apartment Tenure

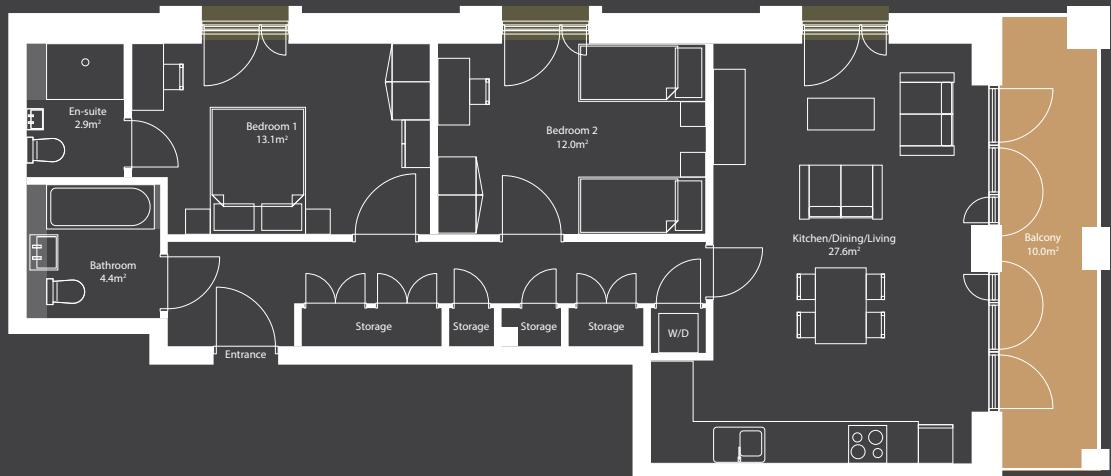
2	15	Shared Ownership
3	21	Shared Ownership

### Floor Apartment Tenure

4	26	Private Sale
5	31	Private Sale
6	36	Private Sale
7	41	Private Sale

### Total Area

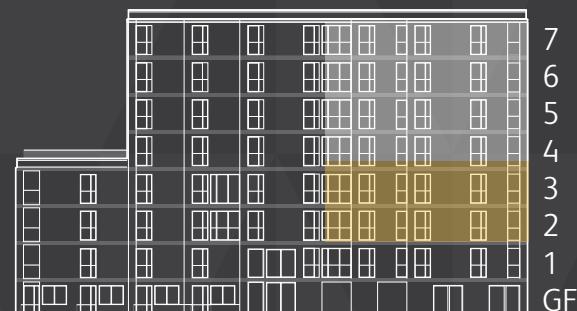
<b>78.9m<sup>2</sup></b>
Kitchen/Dining/Living room
27.6m <sup>2</sup>
Bedroom 1
13.0m <sup>2</sup>
En-suite
2.8m <sup>2</sup>
Bedroom 2
12.2m <sup>2</sup>
Bathroom
4.4m <sup>2</sup>
Balcony
10.0m <sup>2</sup>



2 Bed, 2 Bath

All dimensions are approximate

### Elevation



Floor 2, 3,  
4, 5, 6, 7



## Floor Apartment Tenure

2	11	Shared Ownership
3	17	Shared Ownership



2 Bed, 2 Bath

All dimensions are approximate

## Total Area

<b>74.5m<sup>2</sup></b>	
Kitchen/Dining/Living room	29.7m <sup>2</sup>
Bedroom 1	12.2m <sup>2</sup>
En-suite	3.4m <sup>2</sup>
Bedroom 2	11.6m <sup>2</sup>
Bathroom	4.3m <sup>2</sup>
Balcony	10.0m <sup>2</sup>
Utility	1.3m <sup>2</sup>

## Elevation



## Floor 2, 3



## Floor Apartment Tenure

2	12	Shared Ownership
3	18	Shared Ownership

## Total Area

	<b>51.2m<sup>2</sup></b>
Kitchen/Dining/Living room	24.2m <sup>2</sup>
Bedroom	12.6m <sup>2</sup>
Bathroom	4.4m <sup>2</sup>
Balcony	5.1m <sup>2</sup>



1 Bed, 1 Bath

All dimensions are approximate

## Elevation



## Floor 2, 3



### Floor Apartment Tenure

2	13	Shared Ownership
3	19	Shared Ownership

### Floor Apartment Tenure

4	24	Private Sale
5	29	Private Sale
6	34	Private Sale
7	39	Private Sale

### Total Area

	<b>51.2m<sup>2</sup></b>
Kitchen/Dining/Living room	23.6m <sup>2</sup>
Bedroom	13.3m <sup>2</sup>
Bathroom	4.5m <sup>2</sup>
Balcony	5.1m <sup>2</sup>



1 Bed, 1 Bath

All dimensions are approximate

### Elevation



## Floor Apartment Tenure

2	14	Shared Ownership
3	20	Shared Ownership

## Floor Apartment Tenure

4	25	Private Sale
5	30	Private Sale
6	35	Private Sale
7	40	Private Sale

## Total Area

<b>75.9m<sup>2</sup></b>
Kitchen/Dining/Living room
28.7m <sup>2</sup>
Bedroom 1
14.4m <sup>2</sup>
Bedroom 2
11.6m <sup>2</sup>
Bathroom
4.4m <sup>2</sup>
Balcony
10.5m <sup>2</sup>



2 Bed, 1 Bath

All dimensions are approximate

## Elevation



Floor 2, 3,  
4, 5, 6, 7



## Floor Apartment Tenure

4 22

Private Sale

## Total Area

**51.5m<sup>2</sup>**

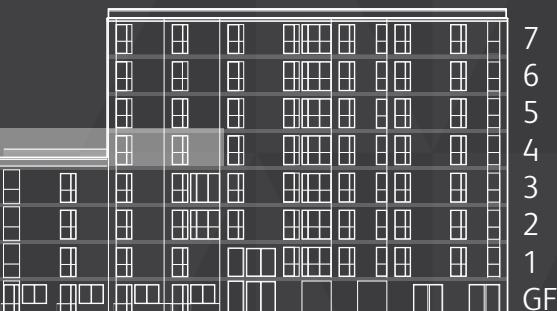
Kitchen/Dining/Living room	23.1m <sup>2</sup>
Bedroom 1	12.6m <sup>2</sup>
Bathroom	4.6m <sup>2</sup>
Terrace	64m <sup>2</sup>



1 Bed, 1 Bath

All dimensions are approximate

## Elevation



Floor 4



## Floor Apartment Tenure

4 23 Private Sale

## Total Area

**70.5m<sup>2</sup>**

Kitchen/Dining/Living room	25.9m <sup>2</sup>
Bedroom 1	13.6m <sup>2</sup>
Bedroom 2	13.4m <sup>2</sup>
Bathroom	4.5m <sup>2</sup>
Terrace	66.5m <sup>2</sup>



2 Bed, 1 Bath

All dimensions are approximate

## Elevation



## Floor 4



## Floor Apartment Tenure

Floor	Apartment	Tenure
5	27	Private Sale
6	32	Private Sale
7	37	Private Sale

## Total Area

**51.9m<sup>2</sup>**

Kitchen/Dining/Living room	23.5m <sup>2</sup>
Bedroom 1	13.2m <sup>2</sup>
Bathroom	4.4m <sup>2</sup>
Balcony	5.0m <sup>2</sup>



1 Bed, 1 Bath

All dimensions are approximate

## Elevation



Floor 5, 6, 7



## Floor Apartment Tenure

5	28	Private Sale
6	33	Private Sale
7	38	Private Sale

## Total Area

**71.2m<sup>2</sup>**

Kitchen/Dining/Living	25.9m <sup>2</sup>
Bedroom 1	13.4m <sup>2</sup>
Bedroom 2	13.3m <sup>2</sup>
Bathroom	4.4m <sup>2</sup>
Balcony	7.2m <sup>2</sup>



2 Bed, 1 Bath

All dimensions are approximate

## Elevation



Floor 5, 6, 7



Rated in Vogue as 'one of the coolest places to live in the world', each neighbourhood has its own vibe and flavour.

Whether it's high-designer or vintage finds you're after, Hoxton and neighbouring Shoreditch is an eclectic and fun shopping experience, away from the tourist traps of the West End.

Wandering down nearby Kingsland Road or Charlotte Street, you'll find everything from British designer bags, artisan gifts for friends, to beauty and grooming products and camping gear.

With excellent transport links on your doorstep, canalside walkways and some of the best cycle routes in London, getting around Hoxton and London is seamlessly convenient.

But with all the hustle and bustle of city life, you can still relax on your private balcony or garden listening to the melody of the city, or enjoy a workout, swim or sauna at nearby state-of-the-art Britannia Leisure Centre.

Welcome to

**HOXTON  
WEST** N1

HACKNEY SALES



HOXTON  
WEST END