

HOXTON WEST N1



HACKNEY SALES

Wimbourne Street Layout Plans

HOXTON WEST N1

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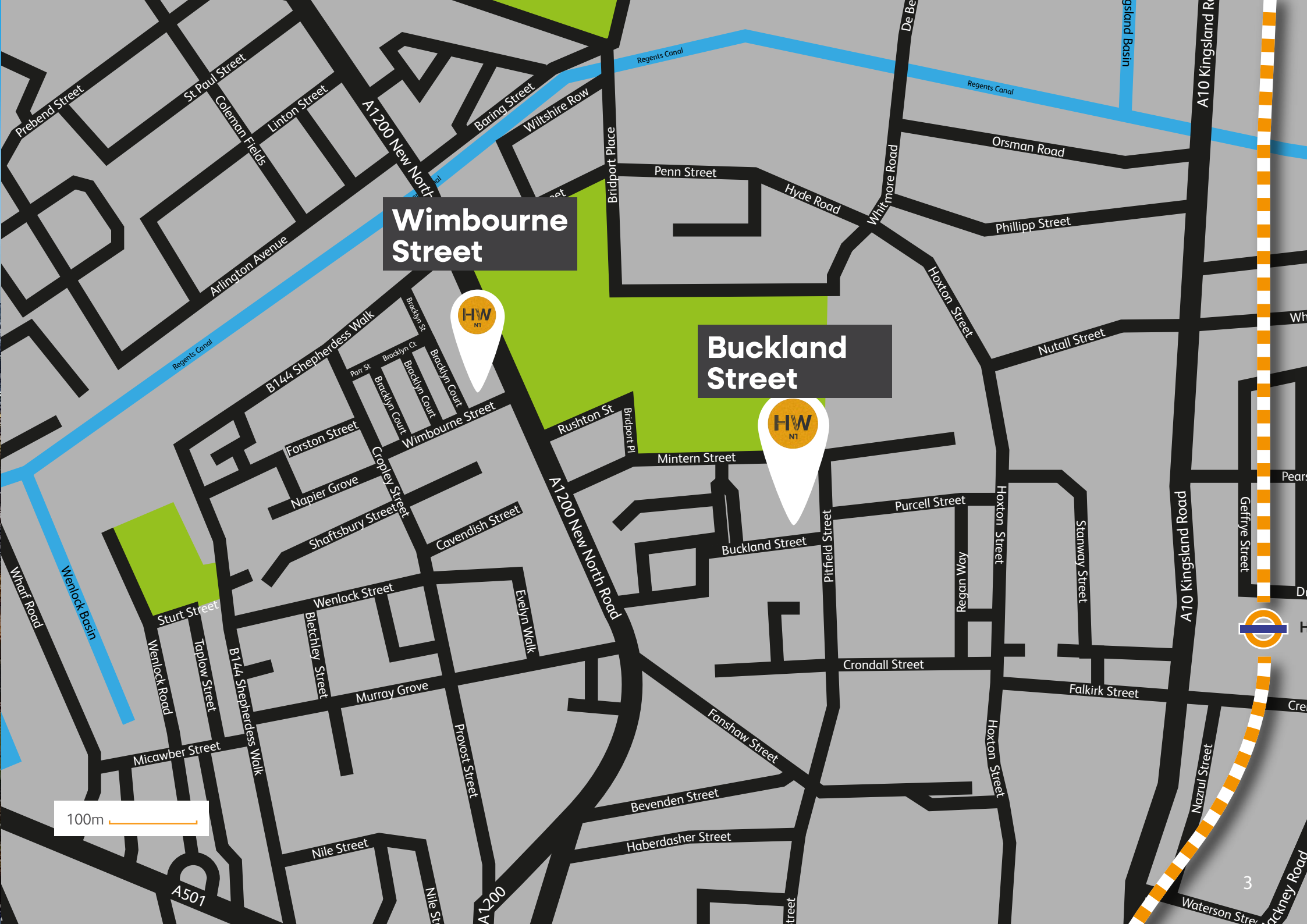
**Buckland
Street**



**Wimbourne
Street**



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.



Wimbourne Street

Buckland Street

100m



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.

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



-  Overground Station
-  Bus Stop
-  Underground Station
-  National Rail Station
-  Cycle Path
-  Bus Route

HW

5

3

6

10

7

10 MINS

15 MINS

11

9

8

2

4

5

A1209

Specification and Floor Plans



Hoxton West N1 / Wimbourne Street

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

* refer to sales representative for further details



- 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



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



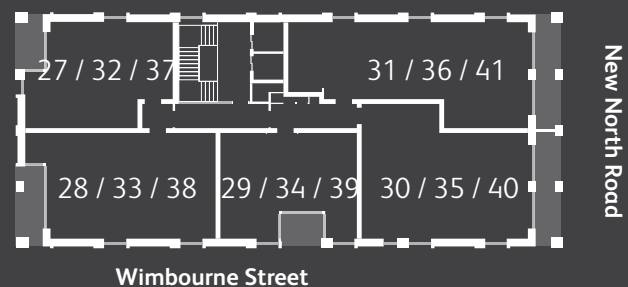
FLOOR 2 & 3

Shared ownership



FLOOR 4

Private sale

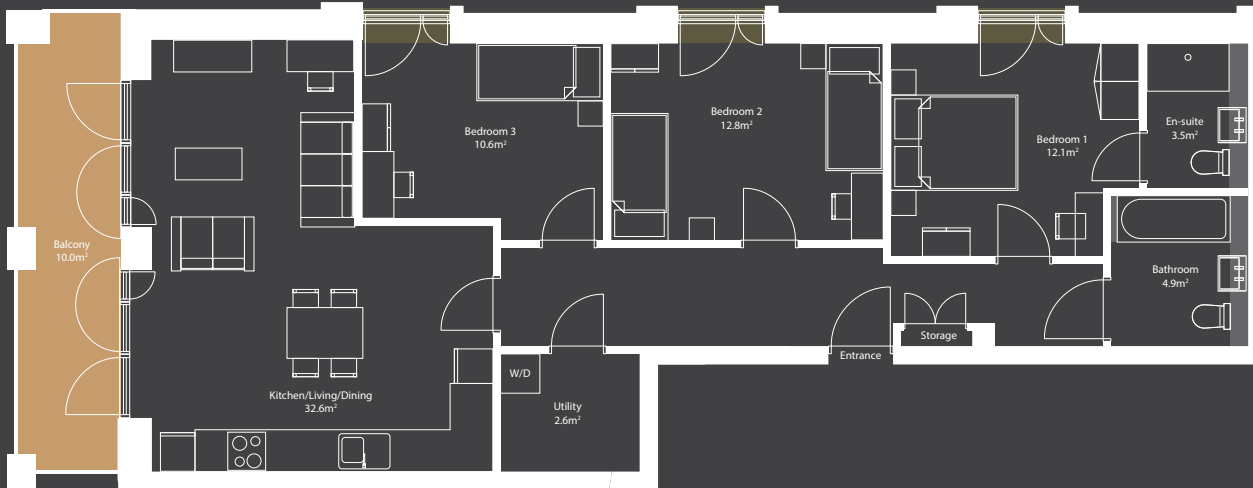


FLOOR 5, 6 & 7

Private sale

Floor Apartment Tenure

2	10	Shared Ownership
3	16	Shared Ownership



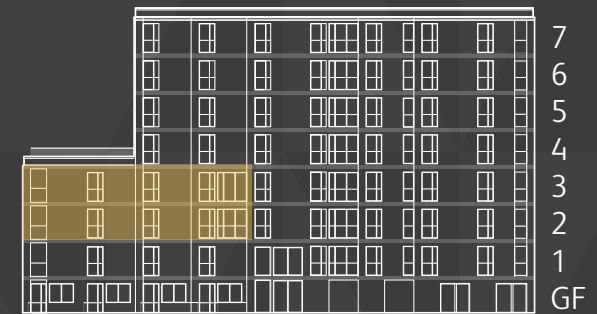
3 Bed, 2 Bath

All dimensions are approximate

Total Area 94.9m²

Kitchen/Dining/Living room	32.6m²
Bedroom 1	12.1m²
En-suite	3.5m²
Bedroom 2	12.8m²
Bedroom 3	10.6m²
Bathroom	4.9m²
Balcony	10.0m²
Utility	2.6m²

Elevation



Floor 2, 3



Floor Apartment Tenure

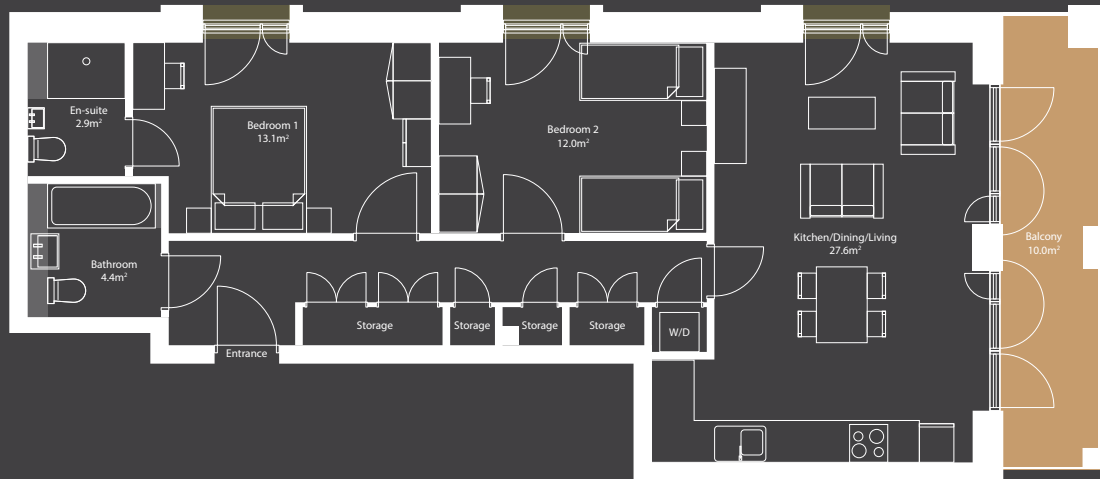
2	15	Shared Ownership
3	21	Shared Ownership

Floor Apartment Tenure

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

Total Area 78.9m²

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

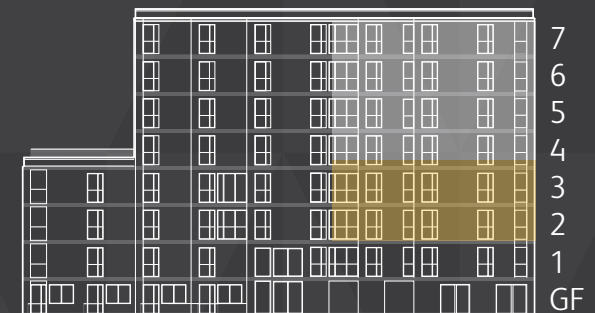


2 Bed, 2 Bath

All dimensions are approximate

Hoxton West N1 / Wimbourne Street

Elevation



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



Floor Apartment Tenure

2	11	Shared Ownership
3	17	Shared Ownership



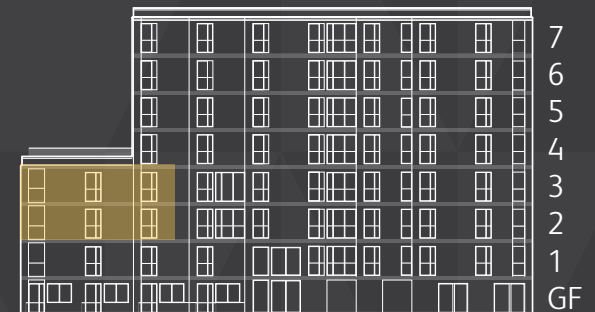
2 Bed, 2 Bath

All dimensions are approximate

Total Area 74.5m²

Kitchen/Dining/Living room	29.7m²
Bedroom 1	12.2m²
En-suite	3.4m²
Bedroom 2	11.6m²
Bathroom	4.3m²
Balcony	10.0m²
Utility	1.3m²

Elevation



Floor 2, 3



Floor Apartment Tenure

2	12	Shared Ownership
3	18	Shared Ownership



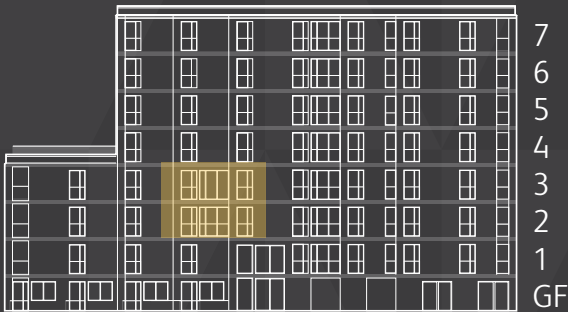
1 Bed, 1 Bath

All dimensions are approximate

Total Area 51.2m²

Kitchen/Dining/Living room	24.2m²
Bedroom	12.6m²
Bathroom	4.4m²
Balcony	5.1m²

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

51.2m²

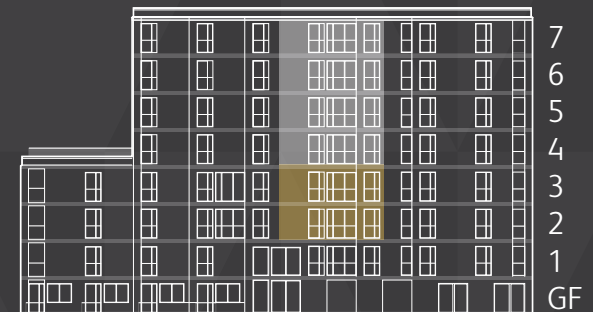
Kitchen/Dining/Living room	23.6m ²
Bedroom	13.3m ²
Bathroom	4.5m ²
Balcony	5.1m ²



1 Bed, 1 Bath

All dimensions are approximate

Elevation



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



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



2 Bed, 1 Bath

All dimensions are approximate

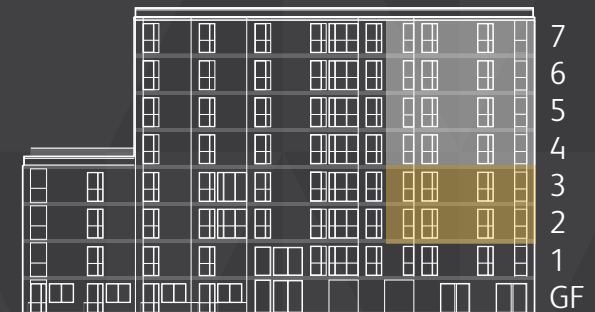
Hoxton West N1 / Wimbourne Street

Total Area

75.9m²

Kitchen/Dining/Living room	28.7m²
Bedroom 1	14.4m²
Bedroom 2	11.6m²
Bathroom	4.4m²
Balcony	10.5m²

Elevation



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



Floor Apartment Tenure

4 22 Private Sale



1 Bed, 1 Bath

All dimensions are approximate

Total Area 51.5m²

Kitchen/Dining/Living room	23.1m²
Bedroom 1	12.6m²
Bathroom	4.6m²
Terrace	64m²

Elevation



Floor 4



Floor Apartment Tenure

4 23 Private Sale



2 Bed, 1 Bath

All dimensions are approximate

Hoxton West N1 / Wimbourne Street

Total Area 70.5m²

Kitchen/Dining/Living room	25.9m²
Bedroom 1	13.6m²
Bedroom 2	13.4m²
Bathroom	4.5m²
Terrace	66.5m²

Elevation



Floor 4



Floor Apartment Tenure

5	27	Private Sale
6	32	Private Sale
7	37	Private Sale



1 Bed, 1 Bath

All dimensions are approximate

Hoxton West N1 / Wimbourne Street

Total Area 51.9m²

Kitchen/Dining/Living room	23.5m²
Bedroom 1	13.2m²
Bathroom	4.4m²
Balcony	5.0m²

Elevation



Floor 5, 6, 7



Floor Apartment Tenure

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



2 Bed, 1 Bath

All dimensions are approximate

Total Area 71.2m²

Kitchen/Dining/Living room	25.9m²
Bedroom 1	13.4m²
Bedroom 2	13.3m²
Bathroom	4.4m²
Balcony	7.2m²

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

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HOXTON
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