

HOXTON STREET

LONDON N1 6LR



THE PROPERTY BROKERS

Leasehold

- Duplex apartment 1750 sq ft (approx)
- 3 bed 3 bath
- Victorian school conversion
- Two private terraces
- Chris Dyson Architect design

A rare duplex Victorian school conversion spanning close to 1750 sq ft (approx.) with large private roof terrace and balcony in a quiet location just off Hoxton Square. Set over the entire third and fourth floors of a beautiful historic building with redbrick detailed façade, there are three double bedroom, three bathrooms and a huge open plan living, dining and entertaining space. Completely redesigned and refurbished by the renowned Chris Dyson Architects, the finish and interiors are seamlessly on trend.

The blend of modern and period features flow throughout with 10ft high ceilings, sash windows, two fireplaces, original wood floors and large French doors leading to two outdoor spaces. The vast



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open plan third floor houses the open plan kitchen with breakfast bar (Brandt kitchen design), dining space, bathroom, separate laundry room and living area with full length windows and original French doors directly out to the private roof terrace with outdoor seating, dining space and South East facing views of tree tops. Natural light fills the space with large sash windows on all three sides and working gas fireplaces at either end with a feature curved staircase leading to the upper level.

The master bedroom is master piece, offering space and high ceilings along with rarely seen double set of French doors out to the large balcony overlooking the roof terrace. Along with built in wardrobes there is an en-suite bathroom by Armani Roca including a sunken bath. There are an additional two double bedrooms, one of which currently has a large walk in wardrobe/dressing room, and separate shower room finished beautifully. In an era where outdoor space within historical conversions in Shoreditch is becoming increasingly rare, this true gem of an apartment offers both.



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The building is situated just off Hoxton Square at the lower end of Hoxton Street, a pocket of Shoreditch which is a real hotspot with its mix of boutiques shops, restaurants, bars and the imminent arrival of a new farmers market – the Broadway Market of Shoreditch. Old street tube is around the corner, Liverpool St station and the East London overground are all close by along with multiple bus routes connecting the rest of London.



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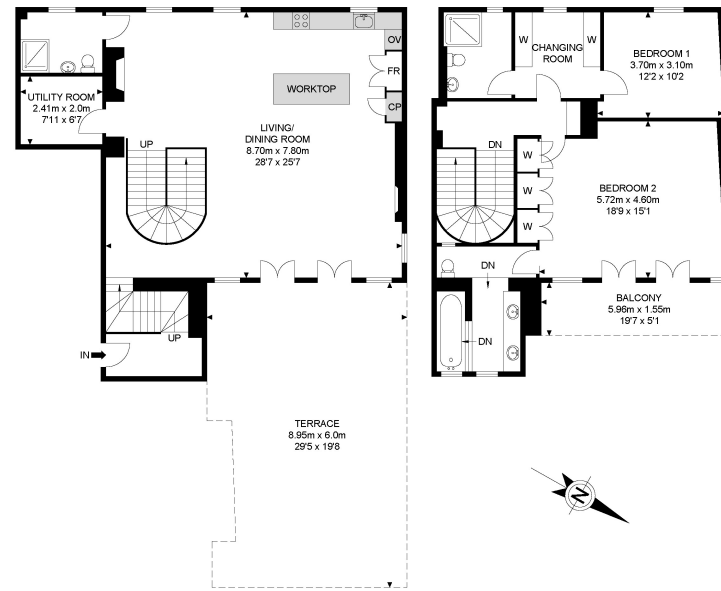
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Hoxton Street



2nd Floor

3rd Floor



APPROX. GROSS INTERNAL FLOOR AREA 1700.69 SQ FT / 158.0 SQM
APPROX. GROSS EXTERNAL FLOOR AREA 630.76 SQ FT / 58.60 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan

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