

HOXTON STREET, LONDON, N1  
'OFFERS IN EXCESS OF' £1,750,000 FREEHOLD

## AN EXCEPTIONAL FREEHOLD GRADE II LISTED DOUBLE FRONTED HOUSE ON HOXTON STREET.

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## DESCRIPTION:

This exceptional property, situated on the vibrant Hoxton Street is a very unique, four-bedroom, double fronted 18th century Grade II listed freehold house.

Currently split into 2 separate flats and spread over 5 floors, the property would make a wonderful family home or make a perfect investment as two separate apartments. The property has retained some period features from traditional railings to original sash windows.

The property has been finished to a very high standard and comprises separate ground floor apartment and basement. On the first floor is a large double reception room leading on to the fully fitted kitchen with private west-facing terrace. The second and third floors feature three double bedrooms, the master benefitting from built in wardrobes, separate family bathroom and further three-piece shower room. The property also benefits from sole use of a garden space to the rear, which has enough space for three cars. The garden is currently demised on a separate lease (40+ years).

Hoxton Street is such a convenient location for access into the City, East and North London. You have Hoxton Overground Station and Old Street station minutes away then Liverpool Street Station and Shoreditch Overground within easy commutable distance. There are a wealth of local amenities, shops, cafes, bars and restaurants on Hoxton Street, Hoxton Square, Old Street and Shoreditch High Street.

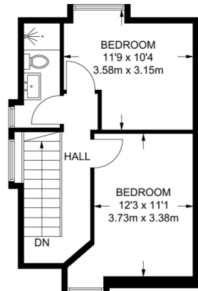
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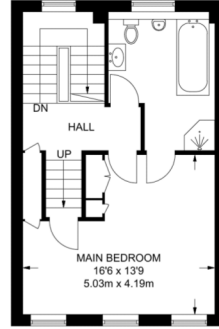
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**APPROXIMATE FLOOR AREA = 2206 SQ FT / 205.0 SQ M  
INCLUDING LIMITED USE AREA (2 SQ FT / 0.2 SQ M)**

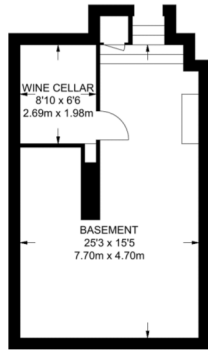
□ = REDUCE HEAD HEIGHT BELOW 1.5M



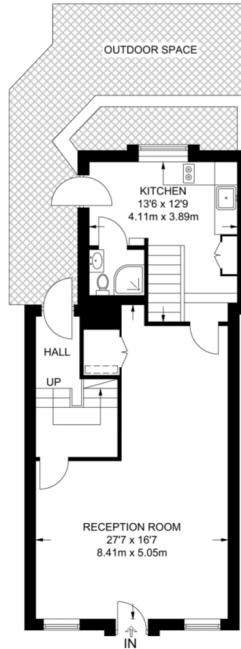
**THIRD FLOOR  
328 SQ FT / 30.5 SQ M**



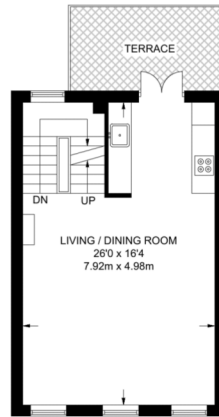
**SECOND FLOOR  
432 SQ FT / 40.1 SQ M**



**LOWER GROUND FLOOR  
400 SQ FT / 37.2 SQ M**



**GROUND FLOOR  
612 SQ FT / 56.9 SQ M  
INCLUDING LIMITED USE AREA  
(2 SQ FT / 0.2 SQ M)**



**FIRST FLOOR  
434 SQ FT / 40.3 SQ M**

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		75	83
EU Directive 2002/91/EC			

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