



Hitchcock House,
194 Pitfield Street,
Hoxton,
London, N1 6JP



niche



New 1, 2 & 3 bedroom contemporary
apartments in Hoxton, available
on a shared ownership basis



020 8502 5758
www.site-sales.co.uk





Happy in Hoxton

Find your special niche in this desirable new development conveniently located close to everything that has made Hoxton one of London's trendiest neighbourhoods.

Its heartland is Hoxton Square, which has emerged from its industrial past to become a focus of the arts and media scene, with all the bars, clubs and restaurants that community demands. The presence of the White Cube Gallery on the square ensures that Hoxton has the ultimate level of artistic credibility.

Niche, just a few minutes walk away, puts you on the doorstep of this super-hip area with the advantage of a little more tranquillity. You'll be just as close to Shoreditch Park, with Green Flag status and an amazing array of sports facilities: even beach volleyball. It's also

a docking station for London's new rent-by-the-hour bicycle scheme if you want to travel under your own steam. The Britannia Leisure Centre is next door to the park and this too offers calm for body and soul in the form of swimming, fitness, sports and pampering.

With energies restored you'll be ready to dive into the Hoxton scene. Its restaurants and bars include Hoxton Square Bar and Kitchen, the Hoxton Apprentice, the Hoxton Pony, the Hoxton Furnace. There are many more besides. They don't all feature Hoxton in their name, but they do all offer highly rated food and

drink and an intoxicating atmosphere that frequently includes live music and other performances.

There's excellent shopping along Hoxton Street, which mixes essential outlets such as a chemist and a butcher with the more esoteric boutiques. Most are independent family businesses. Hoxton Market is another hunting ground for bargains in food, fashion and household goods and is open six days a week.



So much to see & do

This fashionable neighbourhood offers a vibrant mix of culture, restaurants and exciting places.

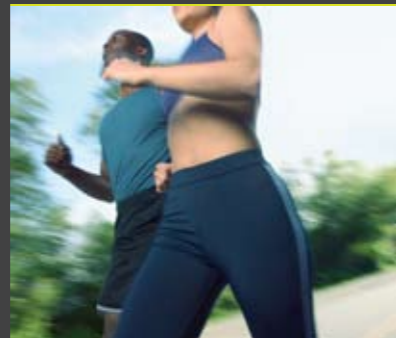
This is an area where you need never be bored, with every day offering a new experience and all the neighbourhoods around Hoxton contributing their own eclectic excitements. Shoreditch is following the same fashionable path as Hoxton and its main street, Kingsland Road, is the place to find the latest restaurants, galleries and boutiques. One is the intriguingly named Jaguar Shoes Collective, a group of creative businesses combining a record label, exhibition space, shops and a café-bar in the old Shoreditch Station. In Dalston, the independent Rio Cinema has been a magnet for movie fans for years and you can investigate history at the Geffrye Museum which has domestic interiors from 1600 to modern times.

Hackney's attractions include the restored Hackney Empire theatre and one of east London's largest open spaces, Victoria Park. This is also a part of the city famed for its traditional markets, which are increasingly catering to contemporary tastes. Columbia Road is the one for flowers and plants, Broadway Market for high quality food. Both are edged with cafés and pubs, as well as interesting little shops and are a great way to spend a sunny morning.



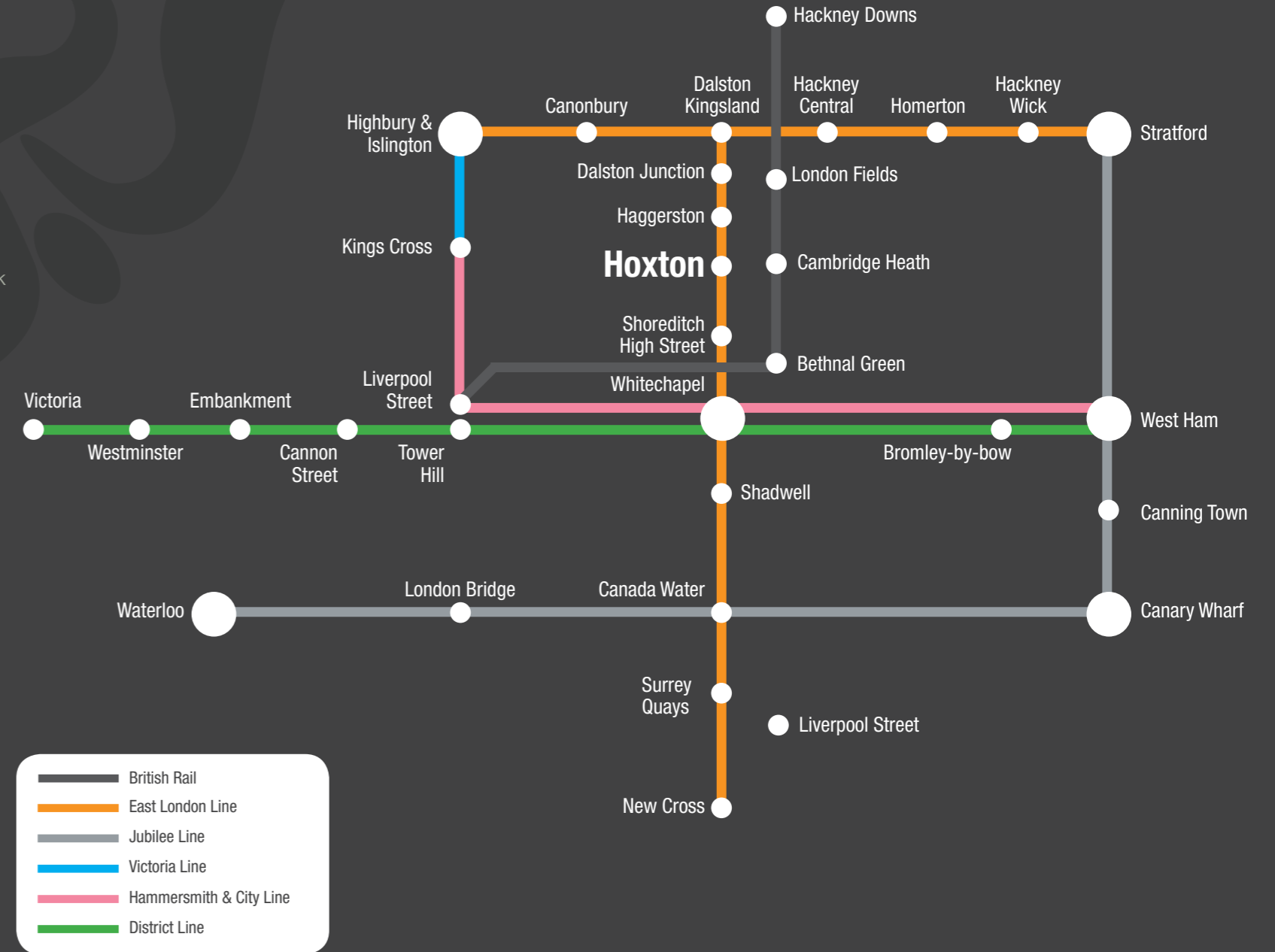
eat, drink, shop

relax, see, taste, watch



Rail connections
 Hackney Central to Whitechapel 7 mins
 Canary Wharf 20 mins
 New Cross 22 mins
 Holborn 33 mins
 Dalston Kingsland to Stratford 15 mins
 London Fields to Liverpool Street 10 mins

Journey times from www.tfl.gov.uk



Close to home

Hoxton is now on the tube map. Hoxton station is part of the London Overground network which connects to Highbury and Islington, Whitechapel and Canada Water, interchanging with the London Underground at all three. At Shadwell you can change onto the DLR, for Canary Wharf, City Airport, Greenwich and the City. At Canonbury, change for services to Stratford and the Olympic Park. The line from Hoxton will even take you as far afield as Richmond and West Croydon: so it's all close to home.

Your niche...



Image from a previous One Housing Group Development

General:

- Front door with viewer & deadlocks
- Smooth white painted walls, ceilings and architraves
- White finish flush internal door with chrome ironmongery
- Oak plank effect laminate flooring to hall, living room and dining area.
- Wool twist carpets to bedrooms
- Built in wardrobe to master bedroom.
- Lift to each floor

Kitchen:

- Contemporary kitchen with laminate worktop and upstand
- Under unit lighting
- Stainless Steel 1 1/2 bowl sink with mixer tap
- Stainless Steel splashback to hob
- Stainless Steel oven, ceramic hob and chimney extractor hood.
- Brushed Steel sockets above worktop
- Integrated fridge/ freezer
- Integrated washer/ dryer
- Integrated dishwasher
- Downlighters

Bathroom:

- Contemporary white sanitaryware with chrome mixer taps
- Thermostatic shower over bath with glass shower screen
- Downlighters
- Chrome towel rail
- Shaver socket
- Large format wall tiling with coordinating floor tiling
- Mirror

Cloakroom:

- Contemporary white sanitaryware with chrome mixer taps
- Large format wall tiling with coordinating floor tiling

Security:

- Grey aluminium clad, timber framed double glazed windows with white internal finish
- Video entry system
- Mains operated smoke detectors
- CCTV cameras

Heating & Electrical:

- Brushed steel sockets and switches throughout
- Gas central heating with radiators via a communal boiler
- Pendant lighting to hall and all bedrooms
- TV point to living room and all bedrooms
- Telephone point to living room and bedroom 1
- Communal TV aerial with Sky+ facility *

* Subject to individual purchaser connection

Communal Areas:

- Secure letter boxes in lobby
- Secure bicycle store



Computer generated image

1st Floor

1 Bedroom, Plot 1
47 sq.m. 506 sq.ft.

Living/Dining/ 8.14m x 3.33m
Kitchen 26' 9" x 10' 11"

Bedroom 1 4.14m x 2.68m
13' 7" x 8' 10"

2 Bedroom, Plot 2
57 sq.m. 613 sq.ft.

Living/Dining/ 6.00m x 3.59m
Kitchen 19' 8" x 11' 9"

Bedroom 1 4.36m x 2.79m
14' 4" x 9' 2"

Bedroom 2 3.11m x 2.92m
10' 2" x 9' 7"

3 Bedroom, Plot 3
76 sq.m. 818 sq.ft.

Living/Dining/ 7.28m x 4.36m
Kitchen 23' 11" x 14' 4"

Bedroom 1 4.49m x 2.62m
14' 9" x 8' 7"

Bedroom 2 5.57m x 2.62m
18' 3" x 8' 7"

Bedroom 3 3.40m x 2.13m
11' 2" x 7' 0"



2nd Floor

1 Bedroom, Plot 4
47 sq.m. 506 sq.ft.

Living/Dining/ 8.14m x 3.33m
Kitchen 26' 9" x 10' 11"

Bedroom 1 4.14m x 2.68m
13' 7" x 8' 10"

2 Bedroom, Plot 5
67 sq.m. 721 sq.ft.

Living/Dining/ 6.01m x 3.98m
Kitchen 19' 8" x 13' 1"

Bedroom 1 4.47m x 3.24m
14' 8" x 10' 7"

Bedroom 2 3.99m x 3.88m
13' 1" x 12' 9"

2 Bedroom, Plot 6
67 sq.m. 721 sq.ft.

Living/Dining/ 7.64m x 4.36m
Kitchen 25' 1" x 14' 4"

Bedroom 1 4.32m x 3.42m
14' 2" x 11' 3"

Bedroom 2 2.82m x 2.37m
9' 2" x 7' 9"



3rd Floor

1 Bedroom, Plot 7

47 sq.m. 506 sq.ft.

Living/Dining/ 8.14m x 3.33m

Kitchen 26' 9" x 10' 11"

Bedroom 1 4.14m x 2.68m

13' 7" x 8' 10"

2 Bedroom, Plot 8

57 sq.m. 613 sq.ft.

Living/Dining/ 6.01m x 3.60m

Kitchen 19' 8" x 11' 10"

Bedroom 1 4.36m x 2.78m

14' 4" x 9' 1"

Bedroom 2 3.11m x 2.92m

10' 2" x 9' 7"

3 Bedroom, Plot 9

76 sq.m. 818 sq.ft.

Living/Dining/ 7.28m x 4.36m

Kitchen 23' 11" x 14' 4"

Bedroom 1 4.49m x 2.62m

14' 9" x 8' 7"

Bedroom 2 5.53m x 2.62m

18' 2" x 8' 7"

Bedroom 3 3.40m x 2.13m

11' 2" x 7' 0"



4th Floor

1 Bedroom, Plot 10

47 sq.m. 506 sq.ft.

Living/Dining/ 8.14m x 3.33m

Kitchen 26' 9" x 10' 11"

Bedroom 1 4.14m x 2.68m

13' 7" x 8' 10"

2 Bedroom, Plot 11

67 sq.m. 721 sq.ft.

Living/Dining/ 4.79m x 6.01m

Kitchen 15' 9" x 19' 8"

Bedroom 1 3.99m x 2.75m

13' 1" x 9' 0"

Bedroom 2 3.99m x 3.89m

13' 1" x 12' 9"

2 Bedroom, Plot 12

67 sq.m. 721sq.ft.

Living/Dining/ 7.64m x 4.36m

Kitchen 25' 1" x 14' 4"

Bedroom 1 4.49m x 2.64m

14' 9" x 8' 8"

Bedroom 2 4.49m x 2.97m

14' 9" x 9' 9"



5th Floor

1 Bedroom, Plot 13

47 sq.m. 506 sq.ft.

Living/Dining/ 8.14m x 3.33m

Kitchen 26' 9" x 10' 11"

Bedroom 1 4.14m x 2.68m

13' 7" x 8' 10"

2 Bedroom, Plot 14

57 sq.m. 613 sq.ft.

Living/Dining/ 6.00m x 3.60m

Kitchen 19' 8" x 11' 10"

Bedroom 1 4.36m x 2.78m

14' 4" x 9' 1"

Bedroom 2 3.11m x 2.92m

10' 2" x 9' 7"

3 Bedroom, Plot 15

76 sq.m. 818 sq.ft.

Living/Dining/ 7.28m x 4.36m

Kitchen 23' 11" x 14' 4"

Bedroom 1 4.49m x 2.62m

14' 9" x 8' 7"

Bedroom 2 5.57m x 2.62m

18' 3" x 8' 7"

Bedroom 3 3.40m x 2.13m

11' 2" x 7' 0"



6th Floor

2 Bedroom, Plot 16

67 sq.m. 721 sq.ft.

Living/ 7.07m x 2.84m

Dining Room 23' 1" x 9' 4"

Kitchen 3.71m x 2.51m

12' 2" x 8' 3"

Bedroom 1 3.51m x 3.12m

11' 6" x 10' 3"

Bedroom 2 4.99m x 2.62m

16' 5" x 8' 7"

