



HOXTON WEST_{N1}

Wimbourne Street
Layout Plans

HACKNEY SALES





Hoxton. Live life connected.

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.



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





Specification

HOXTON WEST N1



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

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

* refer to sales representative for further details

Apartments 10, 16

HOXTON
WEST N1

Three bedroom apartment, two bathrooms



Room	Dimensions	94.9m ²
Kitchen/Dining/Living room	6.8m x 5.4m	32.6m ²
Bedroom 1	3.9m x 3.3m	12.1m ²
En-suite	2.3m x 1.6m	3.5m ²
Bedroom 2	4.3m x 3.1m	12.8m ²
Bedroom 3	3.8m x 3.1m	10.6m ²
Bathroom	2.4m x 2.1m	4.9m ²
Balcony	7.2m x 1.6m	10.0m ²
Utility	2.2m x 1.9m	2.6m ²
Total		94.9m ²

Apartment	Floor	Tenure
10	2	Shared Ownership
16	3	Shared Ownership

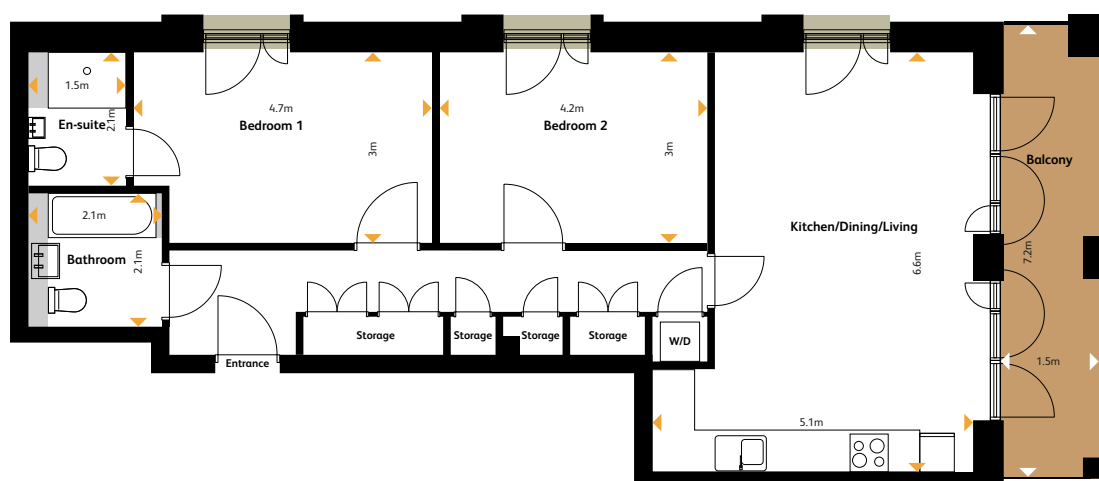
All dimensions are approximate



Apartments 15, 21, 26, 31, 36, 41

HOXTON WEST N1

Two bedroom apartment, two bathrooms



Room	Dimensions	Area
Kitchen/Dining/Living room	6.6m x 5.1m	27.6m ²
Bedroom 1	4.7 x 3m	13.0m ²
En-suite	2.9m x 1.5m	2.8m ²
Bedroom 2	4.2m x 3m	12.2m ²
Bathroom	2.1m x 2.1	4.4m ²
Balcony	7.1m x 1.5m	10.0m ²
Total		78.9m ²

Apartment	Floor	Tenure
15	2	Shared Ownership
21	3	Shared Ownership
26	4	Private Sale
31	5	Private Sale
36	6	Private Sale
41	7	Private Sale

All dimensions are approximate



Apartments 11, 17

HOXTON
WEST N1

Two bedroom apartment, two bathrooms



Room	Dimensions	Area
Kitchen/Dining/Living room	6.6m x 5.1m	29.7m ²
Bedroom 1	3.9m x 3.1m	12.2m ²
En-suite	2.2m x 1.6m	3.4m ²
Bedroom 2	3.7m x 3.1m	11.6m ²
Bathroom	2.2m x 2.2m	4.3m ²
Balcony	7.1m x 1.6m	10.0m ²
Total		74.5m ²

Apartment	Floor	Tenure
11	2	Shared Ownership
17	3	Shared Ownership

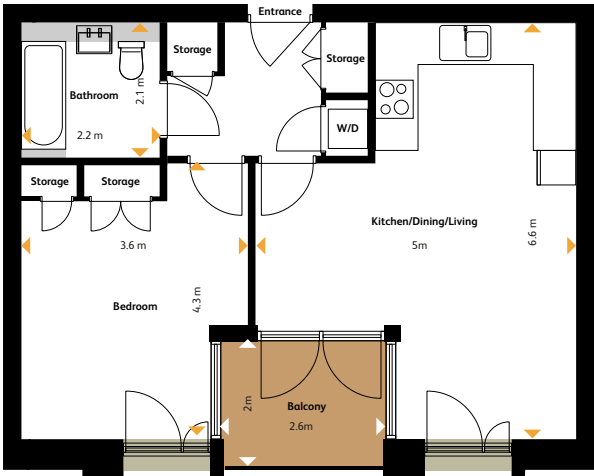
All dimensions are approximate



Apartments 12, 18

One bedroom apartment, one bathroom

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Room	Dimensions	Area
Kitchen/Dining/Living room	6.6m x 5m	24.2m ²
Bedroom	4.3m x 3.6m	12.6m ²
Bathroom	2.2m x 2.1m	4.4m ²
Balcony	2.6m x 2m	5.1m ²
Total		51.2m ²

Apartment	Floor	Tenure
12	2	Shared Ownership
18	3	Shared Ownership

All dimensions are approximate





HOXTON WEST N1

Apartments 13, 19, 24, 29, 34, 39

One bedroom apartment, one bathroom



Room	Dimensions	Area
Kitchen/Dining/Living room	6.6m x 5.2m	23.6m ²
Bedroom	4.3m x 3.5m	13.3m ²
Bathroom	4.4m x 4.2m	4.5m ²
Balcony	2.7m x 2m	5.1m ²
Total		51.2m ²

Apartment	Floor	Tenure
13	2	Shared Ownership
19	3	Shared Ownership
24	4	Private Sale
29	5	Private Sale
34	6	Private Sale
39	7	Private Sale

All dimensions are approximate





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Apartments 14, 20, 25, 30, 35, 40

Two bedroom apartment, one bathroom



Room	Dimensions	Area
Kitchen/Dining/Living room	6.6m x 4.9m	28.7m ²
Bedroom 1	4.5m x 3m	14.4m ²
Bedroom 2	4.5m x 2.4m	11.6m ²
Bathroom	2.1m x 2m	4.4m ²
Balcony	7.1m x 1.6m	10.5m ²
Total		75.9m ²

Apartment	Floor	Tenure
14	2	Shared Ownership
20	3	Shared Ownership
25	4	Private Sale
30	5	Private Sale
35	6	Private Sale
40	7	Private Sale

All dimensions are approximate



Apartment 22

One bedroom apartment, one bathroom

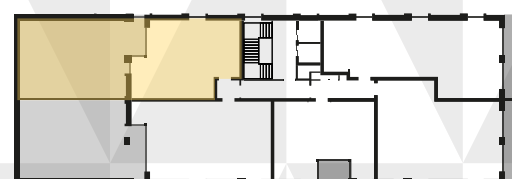
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Room	Dimensions	Area
Kitchen/Dining/Living room	6.6m x 4.8m	23.1m ²
Bedroom 1	4.9m x 3.1	12.6m ²
Bathroom	2.1m x 2m	4.6m ²
Terrace	6.7m x 4.2m	64m ²
Total		51.5m ²

Apartment	Floor	Tenure
22	4	Private Sale

All dimensions are approximate



Apartments 23

Two bedroom apartment, one bathroom

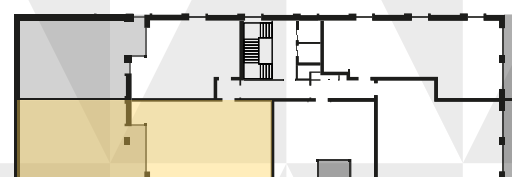
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Room	Dimensions	Area
Kitchen/Dining/Living room	6.6m x 5.7m	25.9m ²
Bedroom 1	3.7m x 3.6m	13.6m ²
Bedroom 2	3.8m x 3.5m	13.4m ²
Bathroom	2.2m x 2.2	4.5m ²
Terrace	7m x 4.2m	66.5m ²
Total		70.5m ²

Apartment	Floor	Tenure
23	4	Private Sale

All dimensions are approximate





HOXTON WEST N1

Apartments 27, 32, 37

One bedroom apartment. one bathroom



Room	Dimensions	Area
Kitchen/Dining/Living room	6.6m x 4.1m	23.5m ²
Bedroom 1	4.9m x 3m	13.2m ²
Bathroom	2.1m x 2.1m	4.4m ²
Balcony	3.4m x 1.6m	5.0m ²
Total		51.9m ²

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

All dimensions are approximate



Apartments 28, 33, 38

One bedroom apartment, one bathroom

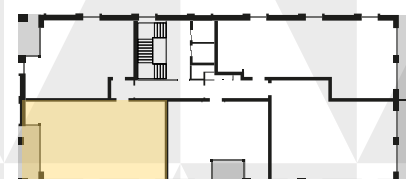
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Room	Dimensions	Area
Kitchen/Dining/Living room	6.6m x 3.5m	25.9m ²
Bedroom 1	3.7m x 3.6	13.4m ²
Bedroom 2	3.8m x 3.5m	13.3m ²
Bathroom	2.2m x 2.1m	4.4m ²
Balcony	5m x 1.6m	7.2m ²
Total		71.2m ²

Apartment	Floor	Tenure
28	5	Private Sale
33	6	Private Sale
38	7	Private Sale

All dimensions are approximate





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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Floor plans represent typical layouts of the design of the apartments. They are not shown to scale.

All measurements and areas may vary within a tolerance of 5%. Plot specification, internal and external finishes, dimensions and differences to plots should be checked with the Sales Team before reservation. All content within this document is indicative only.

Hackney Council reserves the right to make any changes at any time. Please speak to a member of our Sales Team for up-to-date information when reserving your new home. Information is correct at the time of print.

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www.redloftproperty.co.uk/hoxton
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