



Hoxton Street | | London | N1 6LP

£750,000



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Strettons are pleased to present this three double bedroom maisonette which offers a unique blend of modern living and period charm, available with a 104 year lease remaining. Nestled in the vibrant area of Hoxton Street, London, this exquisite property spanning four thoughtfully designed floors, is perfect for families or professionals seeking a spacious and stylish home.

You are greeted by an open plan kitchen and living room that creates a warm and inviting atmosphere, ideal for both entertaining guests and enjoying quiet evenings in. The kitchen is well-equipped, making it a delightful space for culinary enthusiasts. The living area is bathed in natural light, enhancing the stylish decor and period features that give this home its character.

The maisonette boasts three generously sized double bedrooms, providing ample space for relaxation and privacy. One of the bedrooms includes an ensuite bathroom, offering convenience and comfort. The family bathroom is tastefully designed, ensuring that all your needs are met.

Step outside onto the charming balcony, where you can enjoy a breath of fresh air and take in the lively surroundings of Hoxton. This property is not just a home; it is a lifestyle choice, situated in a neighbourhood known for its artistic vibe, trendy cafes, and excellent transport links such as Hoxton Train Station which is within walking distance.

In summary, this maisonette on Hoxton Street is a rare find, combining spacious living with a stylish and period feel. It is an ideal choice for those looking to immerse themselves in the dynamic culture of London while enjoying the comforts of a well-appointed home.





- Three Bedroom Masionette
- Arranged Over Four Floors
- Open Plan Kitchen and Living Room
- Stylish Period Design
- En-Suite and Family Bathroom
- Private Balcony
- 104 Year Lease Remaining
- £500pa Ground Rent, No Service Charge
- Walking Distance To Hoxton Train Station
- Close Proximity To Local Amenities

### Living Room / Kitchen (Third Floor)

25'3" x 16' (7.70m x 4.88m)

The kitchen area is part of an open-plan living space on the third floor, characterised by wooden flooring and natural light from multiple skylights and windows. It features wooden cabinets with a tiled backsplash in warm tones and integrated appliances including a gas hob and oven. The kitchen opens into the living area, creating a sociable and practical environment.

### Bedroom (Basement)

25'10" x 14'5" (7.86m x 4.39m)

This spacious bedroom is set in the basement and features exposed brick walls and terracotta floor tiles. Natural light filters through high-level windows, creating a bright and airy feel despite the lower-ground location. The room offers ample space for a bed and additional furniture, making it a versatile area for rest or work.



### Bedroom (First Floor)

13'6" x 9'10" (4.11m x 3.00m)

This bright bedroom on the first floor boasts original wooden floors and a charming fireplace, enhancing its period character. Two large sash windows allow plenty of natural light to fill the room, while neutral walls create a calm and inviting atmosphere. The room includes a built-in wardrobe and an en-suite shower room for added convenience.

### Bedroom (Second Floor)

13'6" x 12'6" (4.11m x 3.80m)

This generously sized bedroom on the second floor features large sash windows that flood the room with natural light, complemented by warm wooden floors that add a touch of character. The space is large enough to accommodate a comfortable bed and additional furniture. The adjacent bathroom is modern with a white suite and wood-effect flooring.

### Bathroom

7'7" x 6'7" (2.30m x 2.00m)

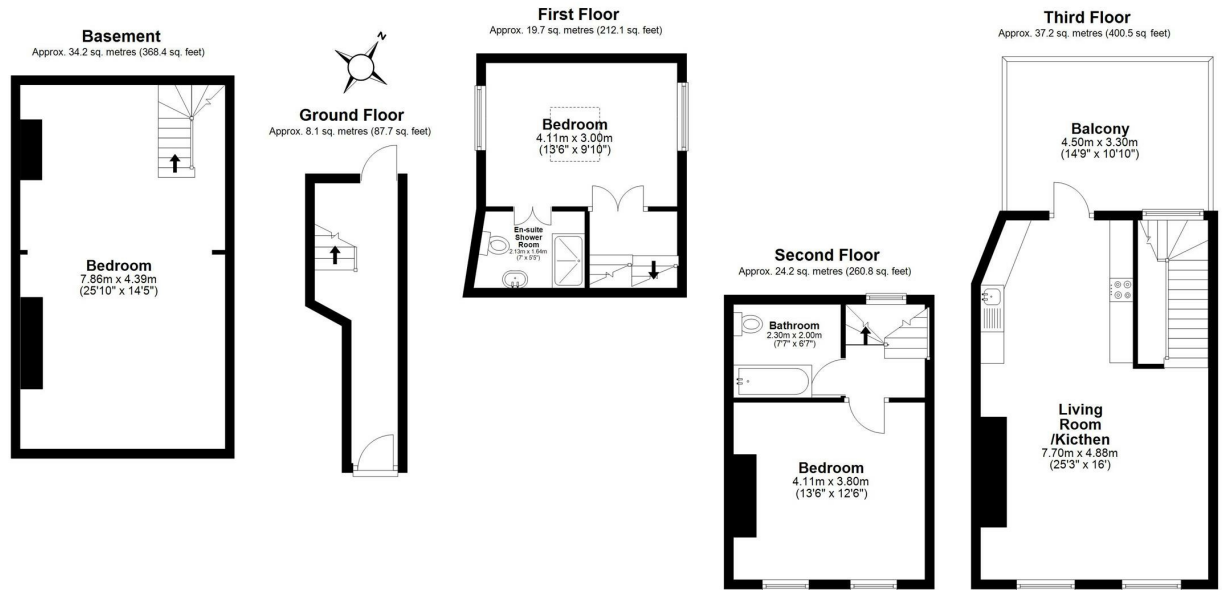
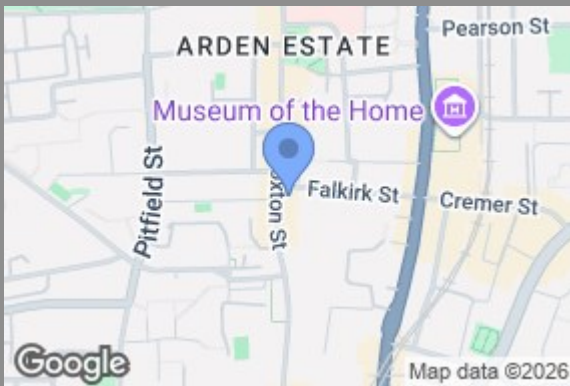
The bathroom on the second floor includes a white bathtub with a shower, a toilet, and a wash basin. The wood-effect flooring ties in with the rest of the property, while a glass block window adds privacy and allows natural light to filter in, creating a bright and airy space.

### Balcony

14'9" x 10'10" (4.50m x 3.30m)

The balcony on the third floor is a private outdoor space with paving stones and simple seating. It is enclosed by brick walls with a metal railing at the edge, offering views over surrounding rooftops and towards the city skyline beyond. This spot is ideal for enjoying fresh air in a quiet setting above street level.





Total area: approx. 123.5 sq. metres (1329.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Hoxton St

Council Tax Band B EPC Rating D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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