



Hoxton Square, Hackney, London, N1 6NU

- Warehouse Conversion
- Additional Bedroom/Office/Guest Room
- Impressive 28ft Open-Plan Reception/Kitchen
- Integrated Heat Pump Heating & Cooling System
- Prime Hoxton Square Location
- Two Exceptionally Spacious Double Bedrooms
- Two En-Suites Plus Separate Shower Room
- Herringbone Wood Flooring & Exposed Brickwork
- Ideal For Professionals Working From Home
- Not Suitable For Sharers

£5,000 Per Month



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DESCRIPTION

An exceptional, newly refurbished and incredibly spacious apartment extending to almost 1,500 sq ft, occupying the entire second floor of a characterful warehouse building directly on Hoxton Square.

Newly refurbished throughout, the property centres around an impressive 28ft open-plan reception, dining room and kitchen, offering a fantastic amount of living and entertaining space. There is also a separate room offering versatile use as a bedroom/office/guest room with its own en-suite, providing an ideal set-up for professionals who work from home and want a genuine separation between their living and working space.

The two principal bedrooms are particularly generous, measuring approximately 19ft and 18ft, with a further en-suite and separate shower room.

Full of character, the apartment features herringbone wood flooring, high ceilings, large windows and painted exposed brickwork, combining its warehouse character with a fresh, contemporary finish. Further benefits include excellent storage and a modern integrated heat pump system providing both heating and cooling throughout the apartment.

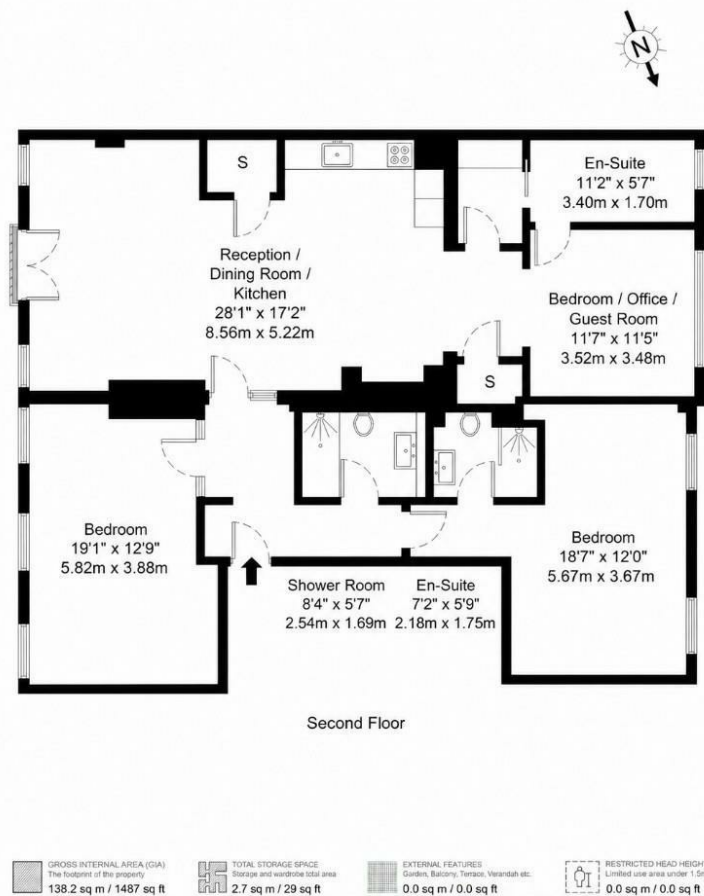
Set directly on Hoxton Square, the property is right in the heart of Shoreditch, surrounded by some of East London's best restaurants, bars, cafés and independent shops. Old Street, Hoxton and Shoreditch High Street stations are all within easy walking distance, with Liverpool Street and the City also close by.

Ideally suited to professionals looking for a substantial home in the heart of Shoreditch.

Not suitable for sharers.







Second Floor

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

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VUE

Viewings

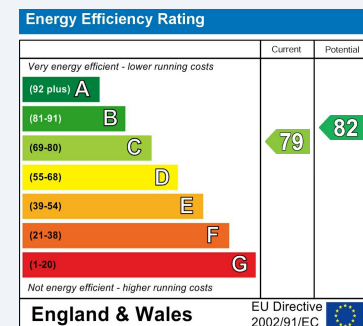
Please contact shoreditch@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.