

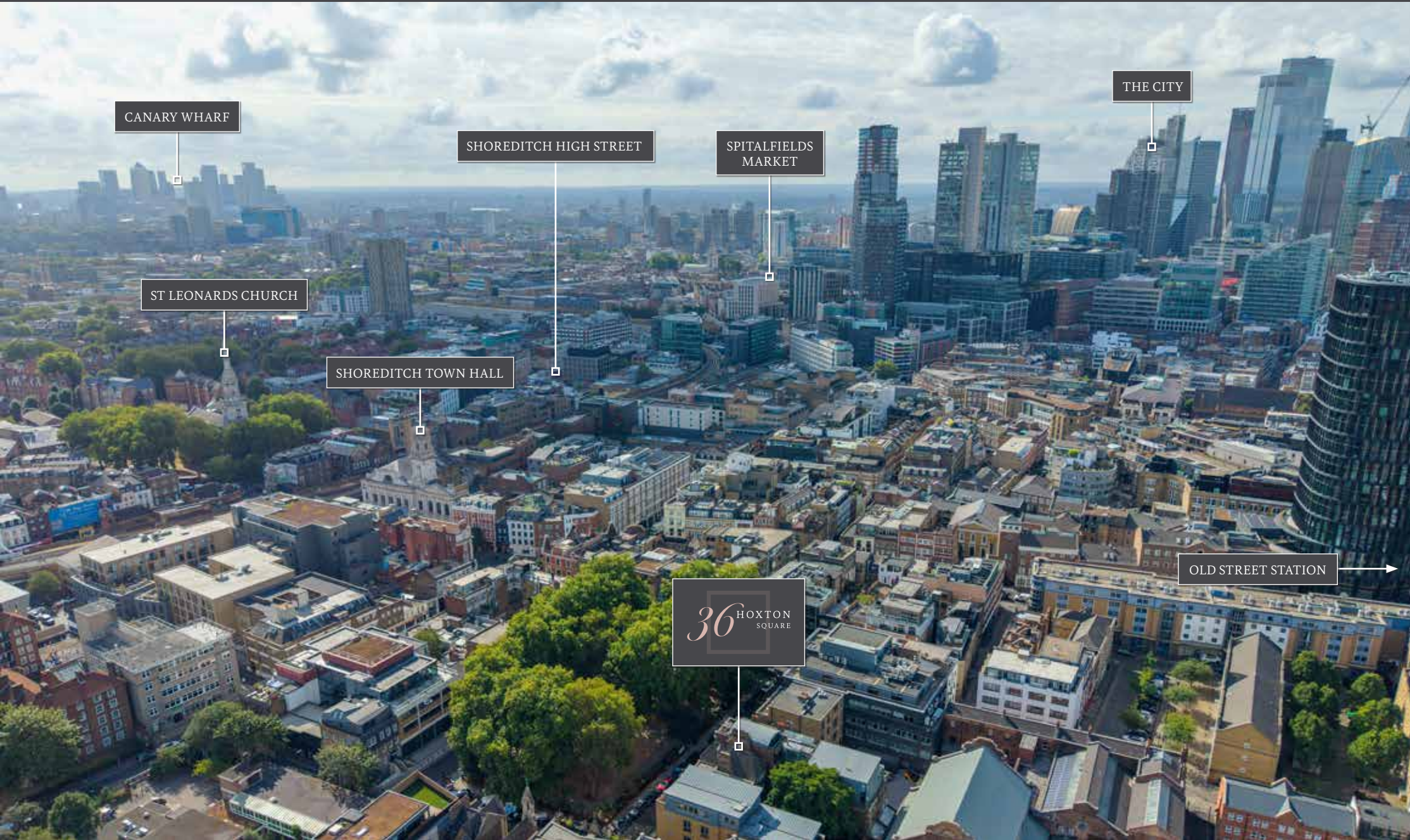
36 HOXTON
SQUARE

SHOREDITCH, N1 6NN



A FREEHOLD RESIDENTIAL BUILDING OVERLOOKING HOXTON SQUARE WITH POSITIVE PRE-APPLICATION FEEDBACK SUPPORTING SUBDIVISION INTO THREE PRIVATE APARTMENTS.

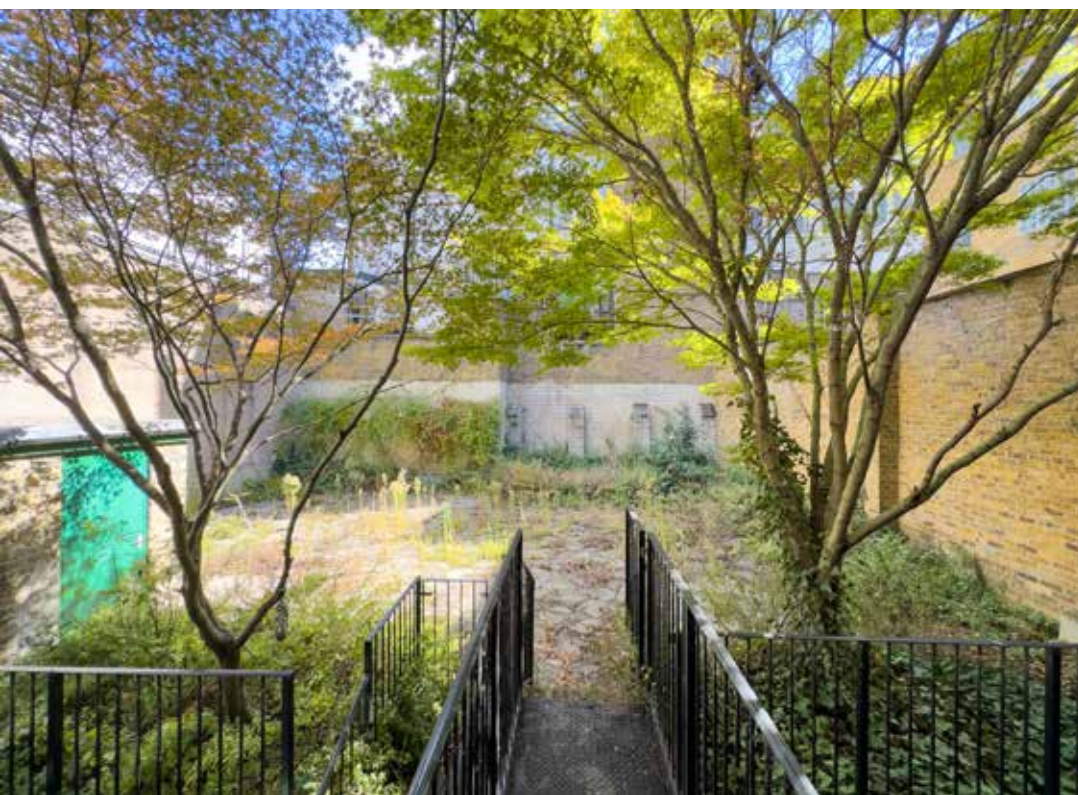
THE OPPORTUNITY OFFERS IMMEDIATE VALUE-ADD AND DEVELOPMENT POTENTIAL WITHIN ONE OF LONDON'S MOST ESTABLISHED RESIDENTIAL AND CREATIVE DISTRICTS.



EXECUTIVE SUMMARY

- An opportunity to acquire a substantial freehold residential building occupying a prominent position overlooking Hoxton Square, one of Shoreditch's most established and desirable garden squares.
- The property is arranged across lower ground floor, ground, first and second floors, extending across a site area of approximately 0.09 acres. The existing building has a GIA of approximately 4,745 sq ft.
- Positive pre-application advice has been received from the London Borough of Hackney supporting the principle of subdividing the existing dwelling into three self-contained residential apartments, with a communal garden. This provides a clear value-add and development opportunity.
- The proposed scheme will deliver three high-quality residential units extending to approximately 4,191 sq ft NSA, comprising a 3-bedroom duplex apartment and two 2-bedroom apartments.
- The development proposals retain a substantial communal landscaped garden extending to approximately 129.5 sq m (1,394 sq ft), together with secure cycle parking and dedicated refuse and recycling facilities.
- The site benefits from a PTAL rating of 6b, reflecting one of the highest levels of public transport accessibility in London, with Shoreditch High Street, Hoxton, Old Street and Liverpool Street stations all within convenient walking distance.
- The property's proximity to the City of London, Broadgate, Spitalfields and the wider Tech City cluster continues to underpin strong occupational demand from owner-occupiers and renters alike.
- Located at the heart of one of London's most vibrant mixed-use districts, the opportunity combines a compelling planning position with excellent connectivity, strong residential fundamentals and immediate access to a wide range of retail, leisure, cultural and employment amenities.
- Offers are invited for the freehold interest on an unconditional basis.





THE SITE

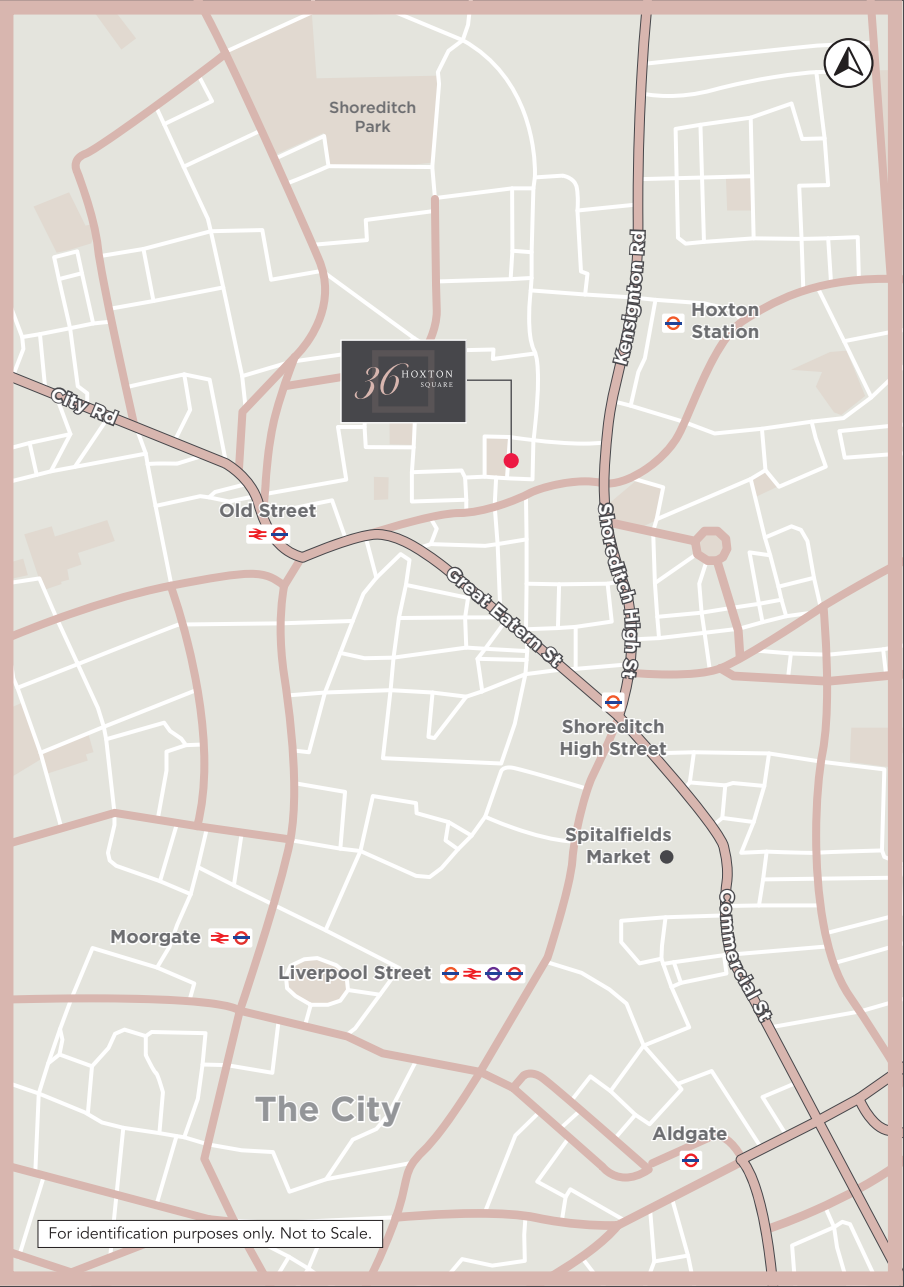
- 36 Hoxton Square is a substantial freehold residential property occupying a prominent position on the eastern side of Hoxton Square, one of Shoreditch's most historic and recognised garden squares. The site extends to approximately 0.09 acres.
- The property is situated within the South Shoreditch Conservation Area, an area of significant historic and architectural interest which retains strong associations with London's nineteenth-century furniture-making and printing industries.
- The existing building reflects the architectural characteristics of the late Victorian and early Edwardian period, incorporating white-painted timber sash windows, decorative brick detailing, clay tiled pitched roofs and prominent chimney stacks.
- Arranged as a single residential dwelling across lower ground floor, ground, first and second floors, the property provides generous accommodation and benefits from excellent natural light throughout.
- To the rear, the site benefits from a substantial private garden, which is proposed to be retained as a communal landscaped amenity space extending to approximately 129.5 sq m.
- Hackney Council has confirmed, through Pre-Application Reference 2025/0245/PA, that the principle of subdividing the existing dwelling into three residential units would be supported, in principle. The Council's formal pre-application advice was issued in April 2026.
- The proposals include dedicated cycle parking for eight bicycles together with refuse and recycling storage facilities designed in accordance with London Plan and Hackney Council requirements.
- The lower ground floor unit has an EPC rating of D, whilst the upper floors unit has an EPC rating of C.





LOCATION

- Positioned in the heart of Shoreditch, 36 Hoxton Square occupies an exceptional location overlooking one of London's most historic and architecturally significant garden squares. First laid out in 1683, Hoxton Square remains one of the capital's earliest surviving planned squares and today is recognised as one of East London's most established residential, creative and commercial destinations.
- Over recent decades, Shoreditch has evolved into one of London's leading creative and technology districts, attracting international businesses, cultural institutions, restaurants, galleries and independent retailers whilst retaining its historic urban character.
- Hoxton Square provides immediate access to an extensive range of amenities, with many of Shoreditch's most popular restaurants, cafés, bars and cultural venues located within a short walk of the property.
- Residents benefit from proximity to the vibrant retail and leisure offering of Shoreditch High Street, Redchurch Street, Old Street and Spitalfields, whilst the City of London lies immediately to the south.
- The property is exceptionally well connected, benefitting from a Public Transport Accessibility Level (PTAL) rating of 6b, the highest category of public transport accessibility. Hoxton Station, Shoreditch High Street Station, Old Street Station and Liverpool Street Station are all within convenient walking distance, providing access to London Overground, National Rail, Underground and Elizabeth Line services.
- Key business and commercial destinations are readily accessible, with the City of London, Broadgate, Liverpool Street, Spitalfields and Clerkenwell all located nearby. The location is equally well placed for access to London's West End, Canary Wharf and King's Cross, making Hoxton Square one of the capital's most strategically positioned residential addresses.
- Combining outstanding connectivity, a highly attractive heritage setting and immediate access to some of London's most dynamic commercial, cultural and leisure destinations, 36 Hoxton Square offers a rare opportunity within one of Central London's most sought-after neighbourhoods.



KEY LONDON DESTINATIONS

Destination	Journey Time
Shoreditch High Street	5 minutes walk
Hoxton Station	7 minutes walk
Old Street Station	10 minutes walk
Liverpool Street Station	15 minutes walk
King's Cross St Pancras	Approximately 10 minutes
Canary Wharf	Approximately 15 minutes
Bond Street	Approximately 10 minutes
Tottenham Court Road	Approximately 8 minutes



36

TRANSPORT AND CONNECTIVITY

36 Hoxton Square benefits from an excellent PTAL rating of 6b, one of the highest levels of public transport accessibility available in London. Positioned in the heart of Shoreditch, the property is within walking distance of multiple rail, Underground and Overground stations, providing convenient access to the City of London, Canary Wharf, King's Cross, the West End and London's international gateways.

BUS CONNECTIVITY

A wide range of bus routes operate within a short walk of the property, providing direct connections across Central London, the City, Islington, London Bridge and East London.

36 Hoxton Square occupies one of London's most connected residential locations, combining immediate access to the City, Shoreditch and Tech City with excellent rail links to Canary Wharf, the West End and all major London airports



RAIL AND UNDERGROUND STATIONS

Station	Services	Distance
Shoreditch High Street	London Overground	Approximately 0.2 miles
Hoxton	London Overground	Approximately 0.3 miles
Old Street	Northern Line, National Rail	Approximately 0.5 miles
Liverpool Street	Elizabeth Line, Central, Circle, Hammersmith & City, Metropolitan, National Rail	Approximately 0.7 miles
Moorgate	Northern, Circle, Metropolitan, Hammersmith & City, National Rail	Approximately 0.8 miles



AIRPORT CONNECTIONS

Airport	Journey Time
London City Airport	Approximately 25 minutes
Heathrow Airport	Approximately 35 minutes (via Elizabeth Line)
Gatwick Airport	Approximately 45 minutes
Stansted Airport	Approximately 45 minutes
London Luton Airport	Approximately 50 minutes





PROPOSED DEVELOPMENT

A positive pre-application response has been received from the London Borough of Hackney in relation to the proposed subdivision of the existing residential dwelling at 36 Hoxton Square into three self-contained residential units.

The proposal seeks to reconfigure the existing building, retaining its architectural character whilst delivering three high-quality homes within one of East London’s most desirable residential locations. The scheme has been carefully designed to respect the significance of the South Shoreditch Conservation Area, with alterations focused on enhancing functionality and residential amenity whilst preserving the building’s historic appearance.

Key Planning Benefits

- Positive pre-application response received.
- Existing use confirmed as Class C3 Residential.
- No loss of employment floorspace.
- Family-sized accommodation included within the mix.
- Excellent PTAL rating of 6b.
- Located within Flood Zone 1.
- Sensitive enhancement of a building within the South Shoreditch Conservation Area.

PRE-APPLICATION DETAILS

Item	Details
Local Authority	London Borough of Hackney
Reference	2025/0245/PA
Pre-Application Meeting	6 March 2026
Council Response	27 April 2026
Proposal	Subdivision of existing dwelling into three residential units
Officer Conclusion	Principle of residential subdivision supported

The proposed development will provide:

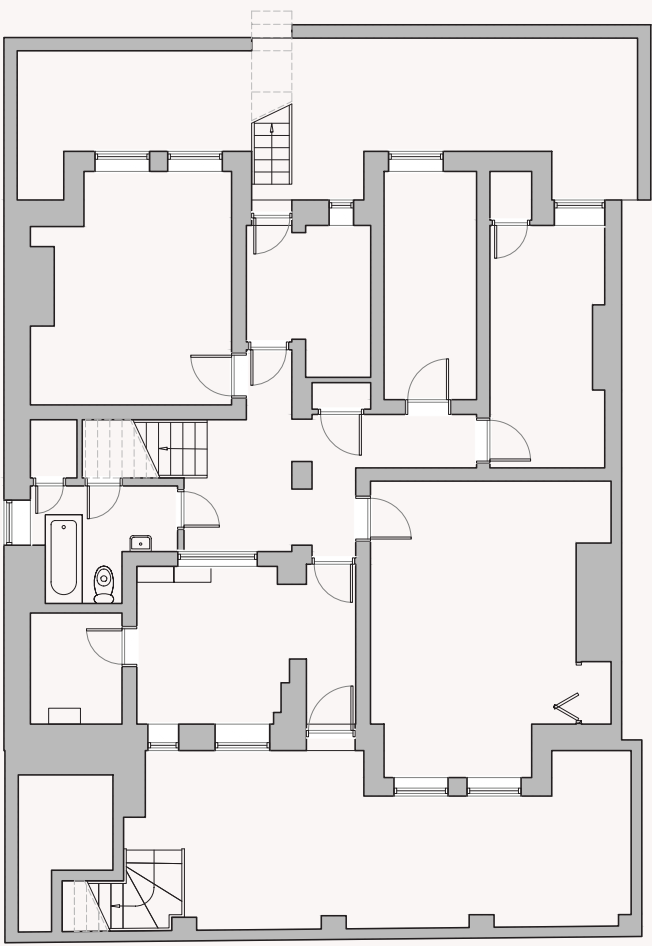
- A substantial three-bedroom duplex apartment arranged across the lower ground floor and ground floors.
- Two self-contained two-bedroom apartments at first and second floor level.
- A retained and landscaped communal rear garden extending to approximately 129.5 sq m.
- Secure cycle storage for 8 bicycles.
- Dedicated refuse and recycling facilities.
- A car-free development in accordance with Hackney planning policy.
- High-quality residential accommodation compliant with Nationally Described Space Standards.

PROPOSED ACCOMMODATION SCHEDULE

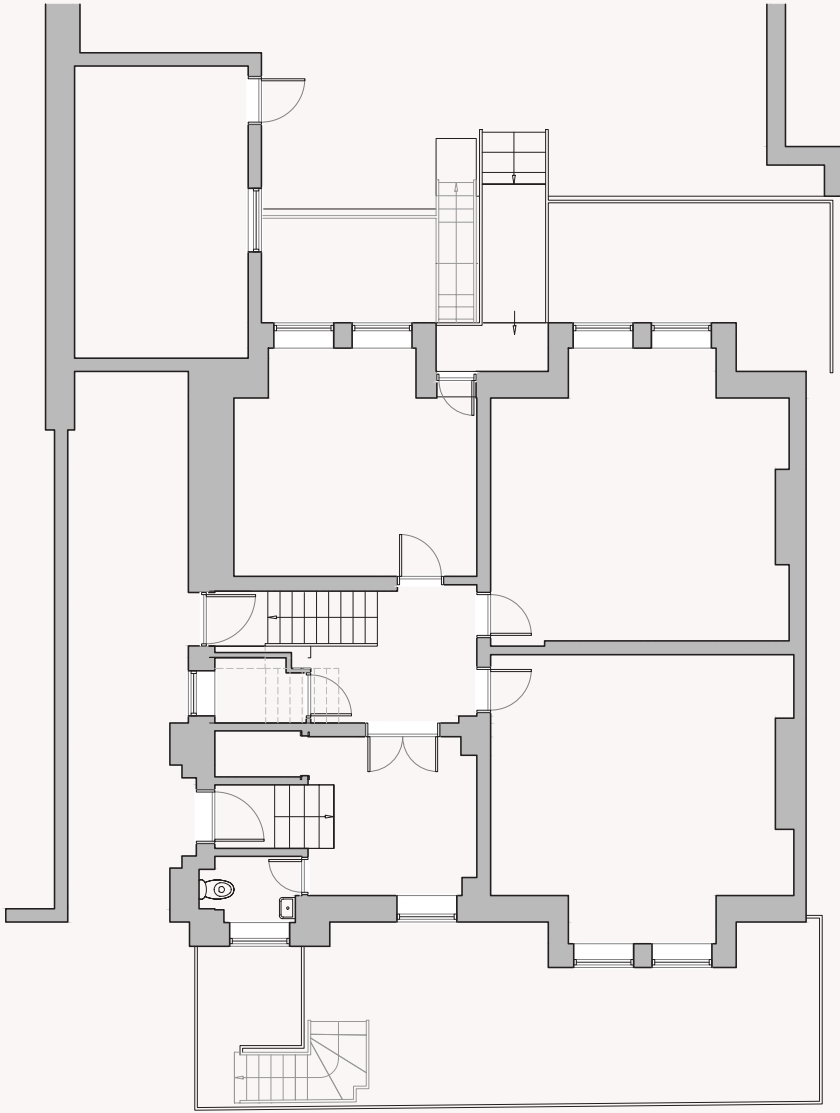
Unit	Accommodation	GIA
Unit 1	3 Bed / 6 Person Duplex	205.7 sq m
Unit 2	2 Bed / 4 Person Apartment	91.3 sq m
Unit 3	2 Bed / 4 Person Apartment	92.3 sq m
Total	3 Units	389.3 sq m

The Council’s pre-application advice confirms that the proposed housing mix is supported in principle and that the scheme complies with Hackney’s dwelling mix objectives. Subject to refinements to the proposed fenestration to preserve the established window hierarchy, officers concluded that the proposal would be acceptable in both planning and conservation terms.

EXISTING FLOOR PLANS

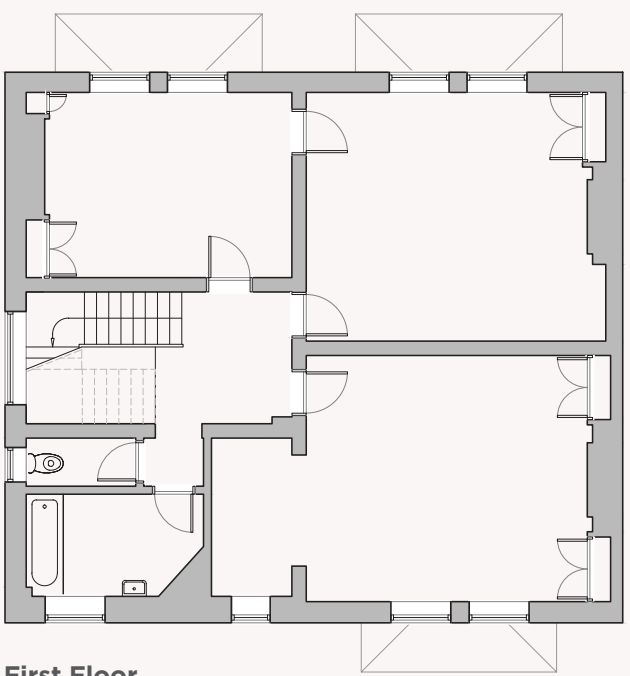


Lower Ground Floor

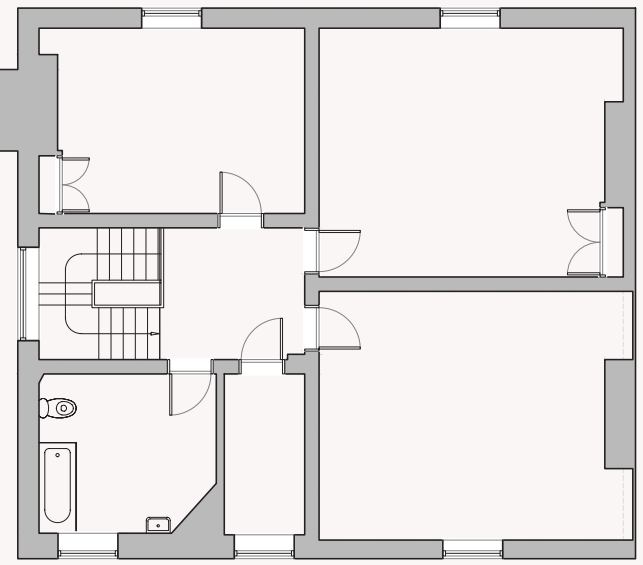


Ground Floor

EXISTING FLOOR PLANS



First Floor



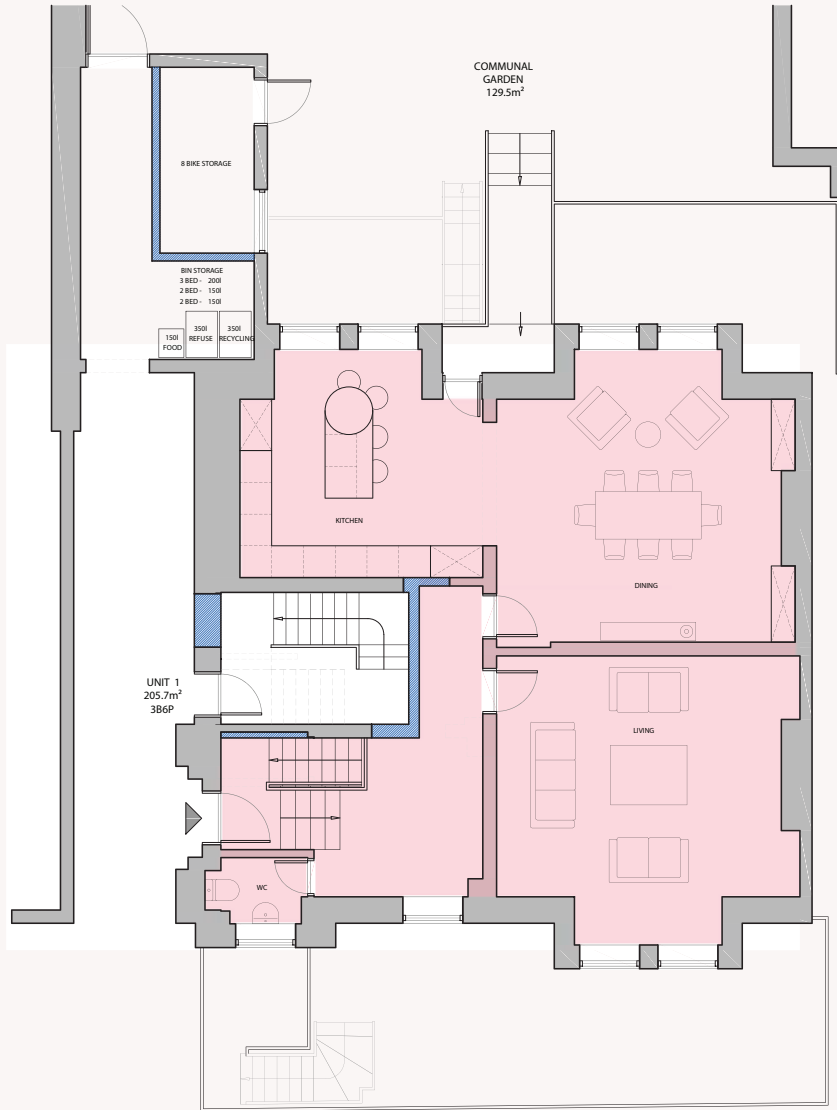
Second Floor

For identification purposes only. Not to scale.

PROPOSED FLOOR PLANS

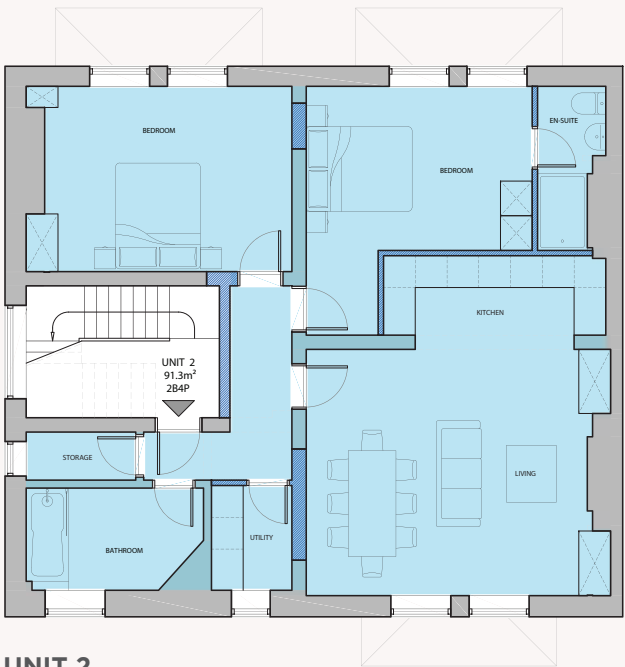


UNIT 1
Lower Ground Floor

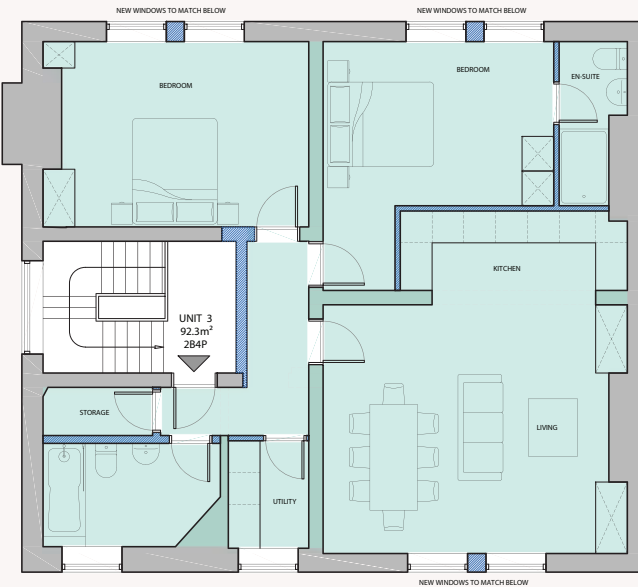


UNIT 1
Ground Floor

PROPOSED FLOOR PLANS



UNIT 2
First Floor



UNIT 3
Second Floor

For identification purposes only. Not to scale.

FURTHER INFORMATION

Tenure: The property is available with freehold vacant possession. The property is held under title numbers EGL 544700 and EGL 544701.

Local Authority: London Borough of Hackney.

Inspection: The property may be inspected by prior appointment through the vendor’s sole selling agents, Knight Frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

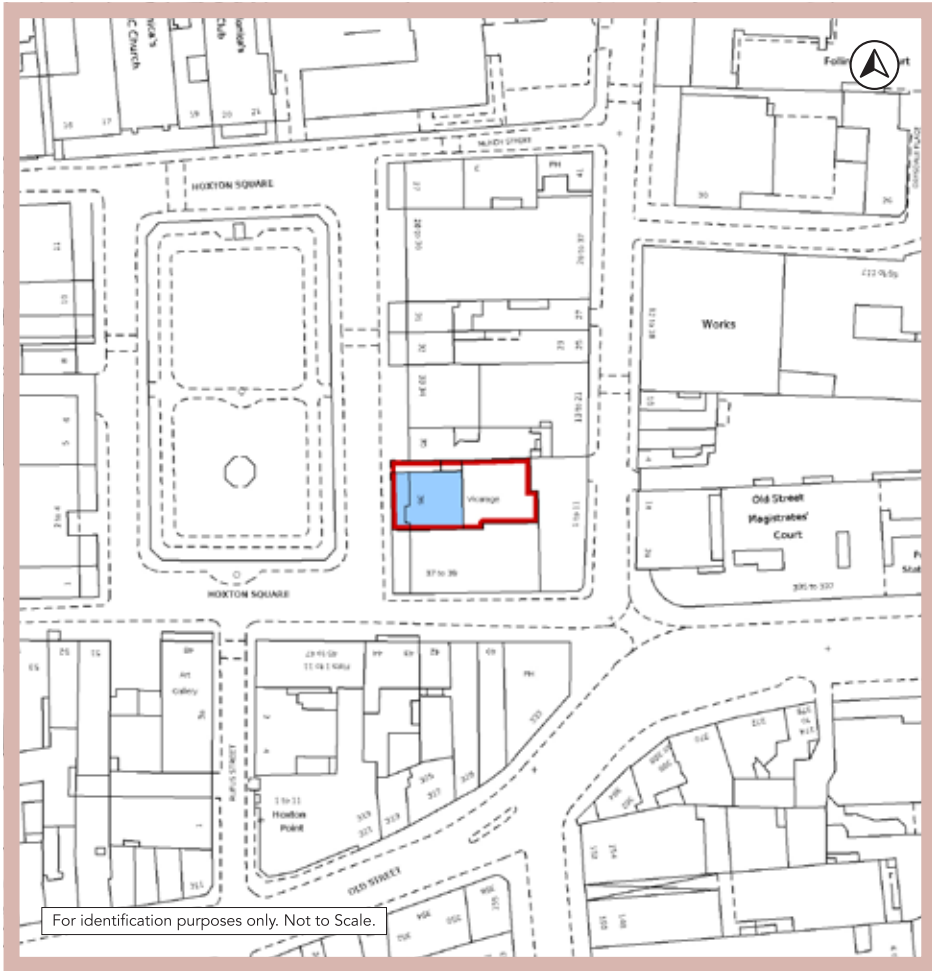
Method of Sale: Offers are invited for the freehold interest on an unconditional basis.

VAT: The site is not elected for VAT.

Other Information: Please see the dedicated website for the following information:

- Pre-Application Advice (Ref: 2025/0245/PA)
- Design & Access Statement
- Existing Floor Plans
- Proposed Floor Plans
- Site Location Plan

Data Room: Please visit: <https://knightfrank.sharepoint.com/sites/36HoxtonSquareLondonN16NN>



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