



Total Area: 79.5 m<sup>2</sup> ... 856 ft<sup>2</sup> (excluding terrace)  
All measurements are approximate and for display purposes only

Kitchen / Reception Room  
16'4" x 22'1"

Terrace  
17'11" x 6'3"

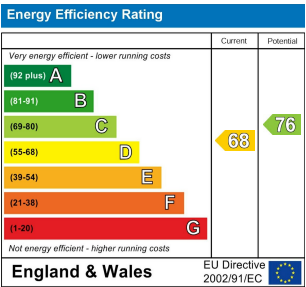
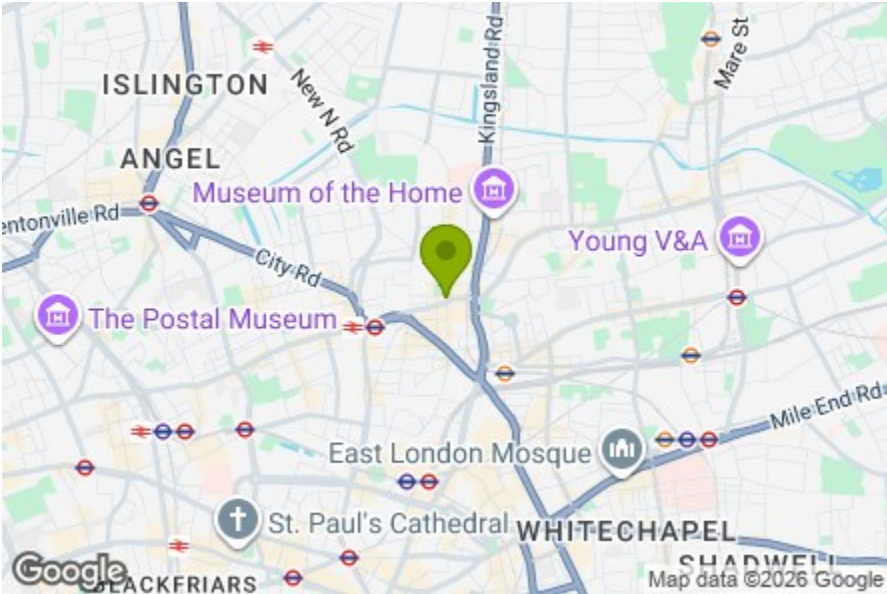
Terrace  
6'8" x 12'7"

Bedroom  
12'8" x 12'9"

Bedroom  
10'4" x 11'3"

Bathroom  
10'2" x 5'6"

Ensuite  
4'6" x 10'2"



## HOXTON SQUARE, SHOREDITCH

£895,000 Share of Freehold  
2 Bed Apartment - Penthouse



### Features:

- Penthouse in Hoxton Square
- Arranged Over Two Floors
- Two Bedrooms
- Two Bathrooms
- Two Private Terraces
- Chain Free
- Incredible Location

Arranged over two floors within a timeless property nestled right on the iconic Hoxton Square, this two-bedroom penthouse has been meticulously designed, blending classic heritage with modern architectural style.

As well as the pair of bedrooms and immaculate decor, it offers two bathrooms, two private terraces and a bright open plan living area. From here you can enjoy incredible skyline city views, or simply head outside to find yourself in the very heart of the action. You've got to all - excellent food, drink, culture and transport - right on your doorstep. This incredible home is on the market chain-free, too.

REQUEST A VIEWING  
0203 143 1433

E11, E7, E12 & E15  
hello11@stowbrothers.com  
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E4 & N17  
hello4@stowbrothers.com  
0203 369 6444

E17 & E10  
hello17@stowbrothers.com  
0203 397 9797

E18 & IG8  
hello18@stowbrothers.com  
0203 369 1818

E8, E9, E5, N16, E3 & E2  
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0208 520 3077

New Homes  
newhomes@stowbrothers.com  
0203 325 7227

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#### IF YOU LIVED HERE...

It's rare to find such a historical location that still buzzes with such youthful energy, yet Hoxton Square remains a cultural hub to this day, with a thriving art, music and food scene, yet a community at its heart thanks to its grassy centrepiece. Tucked just moments away, you'll find your dream home spread across two storeys...

Enter via the third floor and step into your spacious and smart hallway, where you'll find storage space aplenty. Here you have two immaculate bedrooms. The master has in-built storage and a contemporary ensuite. The second bedroom is just as pristine, as is the main bathroom. Head upstairs to your large, dual aspect open plan living area and admire your show-stopping views - the eclectic city skyline to the south and the leafy square to the north. The fact that you have terrace either side means you've got optimum chance of catching rays when the weather is warm enough, while inside you can enjoy the spotless decor and tasteful features, such as the breakfast bar and pendant lighting which divides the space without interrupting the flow of light.

As for the attractions beyond Hoxton Square, you can wander in any direction and find world-class entertainment. The striking brutalist architecture of the Barbican, the world-renowned Columbia Road, and the historic Spitalfields Market are all a short stroll away, as is the City's Square Mile, making it a fantastic base for anyone wanting to replace a long commute with a breezy walk.

Public transport is predictably excellent, with Old Street station (Northern line and National Rail), Shoreditch High Street station (Overground), and Liverpool Street station (Overground, National Rail plus Central, Metropolitan, Hammersmith & City, and Circle lines all walking distance. There are some great bus routes, too, including the 55 into the West-End.

#### WHAT ELSE?

- Catch a gig without the slog home at the recently refurbished Hoxton Square Bar & Kitchen. Look out for low key sets from big names, but it's always fun watching an upcoming act. You can be home within minutes of the encore, too.
- New local? You've got so many to choose from but the Red Lion and Macbeth are both legendary art pubs, with an eclectic crowd and charming surroundings. Unlike the after-work commuters, you get to enjoy the more chilled vibe at the weekend.
- Looking for a new and unusual hobby? You'll be please to learn that National Centre for Circus Arts is located mere minutes away. Book in for a session of flame-throwing or tightrope walk, or simply soak up the sights of someone else doing it.



#### A WORD FROM THE OWNER...

"This place blew me away when I saw it. Unique penthouse apartment in the heart of it all It appeals to the romantic in me."

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