



Hoxton Street N1

Share of Freehold
3 Bed 3 Bath
1475 sqft (approx)

Modern luxury in the heart of East London, this brand new 3 bed 3 bath penthouse apartment on the top (5th) floor of 204HXS is set within a stunning redevelopment of an iconic listed building into 27 apartments.

The St. Leonard's building has stood proudly at the entrance to the Hoxton Market since 1863. Now, completely renewed and redesigned, it begins its next chapter as 204HXS, high end, designer residences in what has become one of London's most dynamic neighbourhoods.

- Penthouse apartment
- Triple aspect
- Private roof terrace

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Designed with modern city living in mind, the apartment's open-plan layout optimises both space and light with maximum effect. Well considered fixtures range from energy efficient LED Spotlights throughout to wooden flooring in living spaces, kitchens and hallways and carpeting in bedrooms plus tiled designer bathrooms. As with any penthouse, Air Conditioning is a must have with a fully integrated Daikin system in each room plus wall mounted control panels.

Light pours into the wide dual aspect living space which is open-plan to the adjacent fully integrated island kitchen, fitted with Siemens fully integrated appliances (including wine fridge) as well as Amercian style, blacked-out Fischer & Paykel fridge/freezer plus separately in the utility a supplied and fitted washing machine. Off the kitchen, access to a private, decked terrace via dual aspect bi-folding doors bring the outside-in and fully retract with views looking out towards East London.

Bedroom accommodation is generous with two spacious doubles and single/study. The principal benefits from a walk-in wardrobe area to one side and a shower room on the other whilst the other has a fantastic high, angled ceiling bathroom. The third single bedroom/study is off the central hallway and has access to the private roof terrace.

Finished to a quality specification the apartment utilises a programmable electric heating system utilising wall mounted radiators finished in an anthracite matt finish. Bathrooms benefit from underfloor heating and matt black designer heated towel rails. Water heating is via fitted high quality electric cylinder that provides a reliable, energy efficient and constant flow of hot water.

Additional advantages from 204HXS include a central lift that takes you to your designated floor via secure key fob as well as CCTV ensuring secure residences.

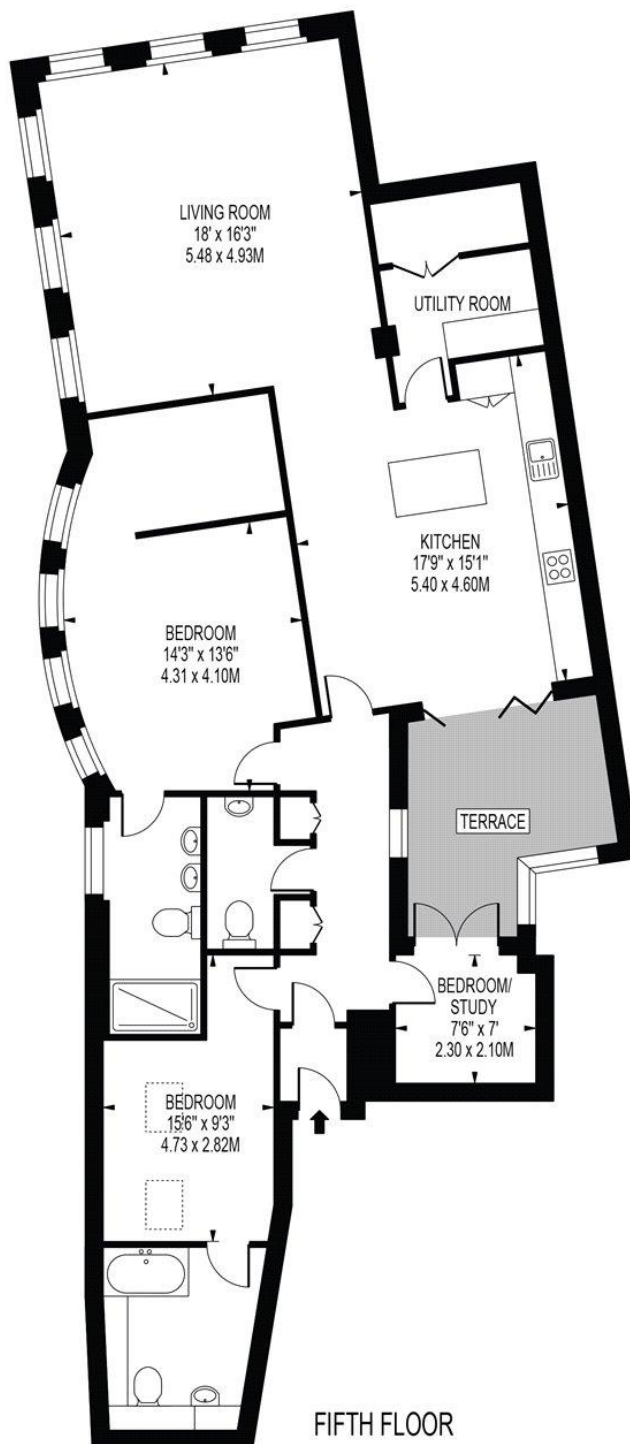
Tenure: Share of Freehold
Lease Length: 998 years and 11 months
Service Charge: £5,484 per annum (approx.)
Ground Rent: £1 per annum (approx.)
Parking: Available via separate negotiation
Local Authority: Hackney Council
Council Tax Band: TBC

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HOXTON STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1363 SQ FT - 126.64 SQ M



FIFTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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