



Hoxton Street N1

Share of Freehold
2 Bed 2 Bath
906 sqft (approx)

Modern luxury in the heart of East London, this brand new 2 bed 2 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
- Double height sloped ceiling
- Upgraded appliances

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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.

Standout feature as you enter the main living space is not only the double height sloped ceiling with exposed steel timber and cabling but the incredible city views from the six landscape windows flanking the space. To one side, the fully integrated kitchen features Siemens fully integrated appliances as well as Amercian style Fischer & Paykel fridge/freezer plus separately a supplied and fitted washing machine.

Bedroom accommodation is generous with two spacious doubles, the principal benefits from a walk-in shower room whilst the other utilises the main bathroom off the central hallway.

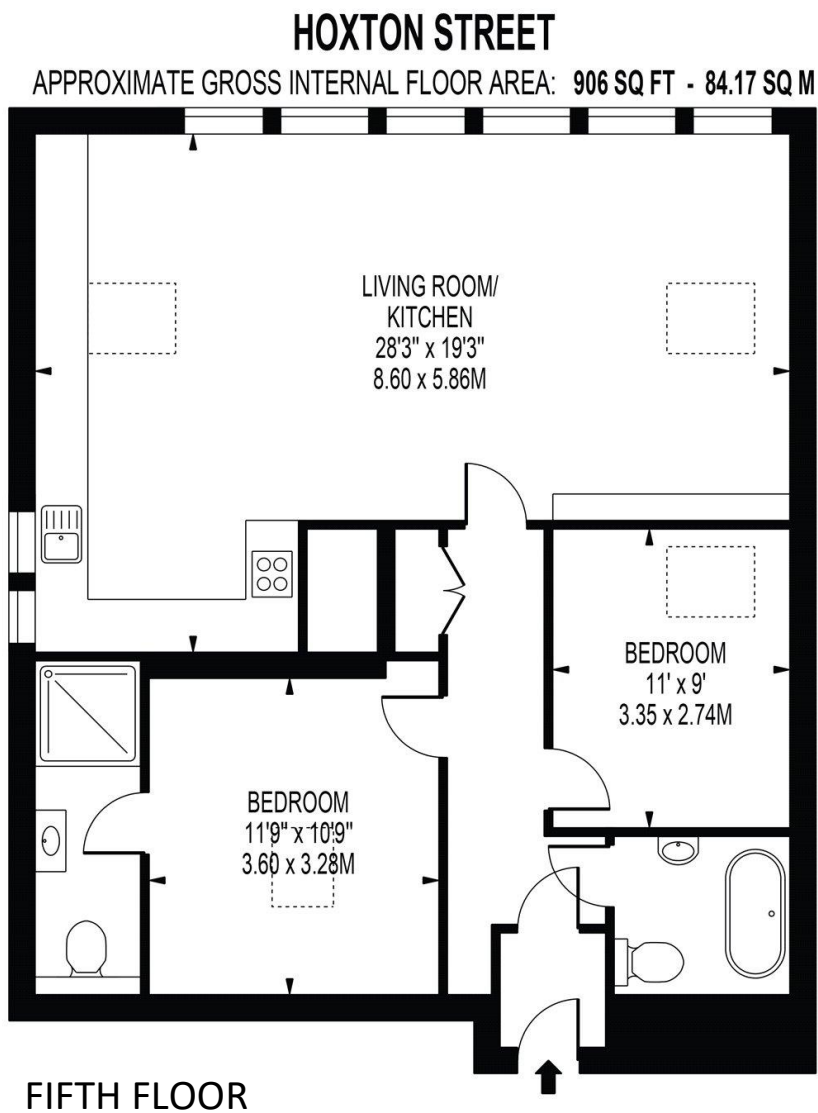
Finished to a quality specification the apartment utilises a programmable electric heating system utilising wall mounted radiators finished in an anthracite matt finish. Bathrooms benefit from underfloor heating and matt black designer heated towel rails. Water heating is via fitted high quality electric 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. Internet connections are High Speed BT fibre broadband and there is a satellite dish affixed to the development with connections to all apartments.

Tenure: Share of Freehold
Lease Length: 998 years and 11 months
Service Charge: £2,042 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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