



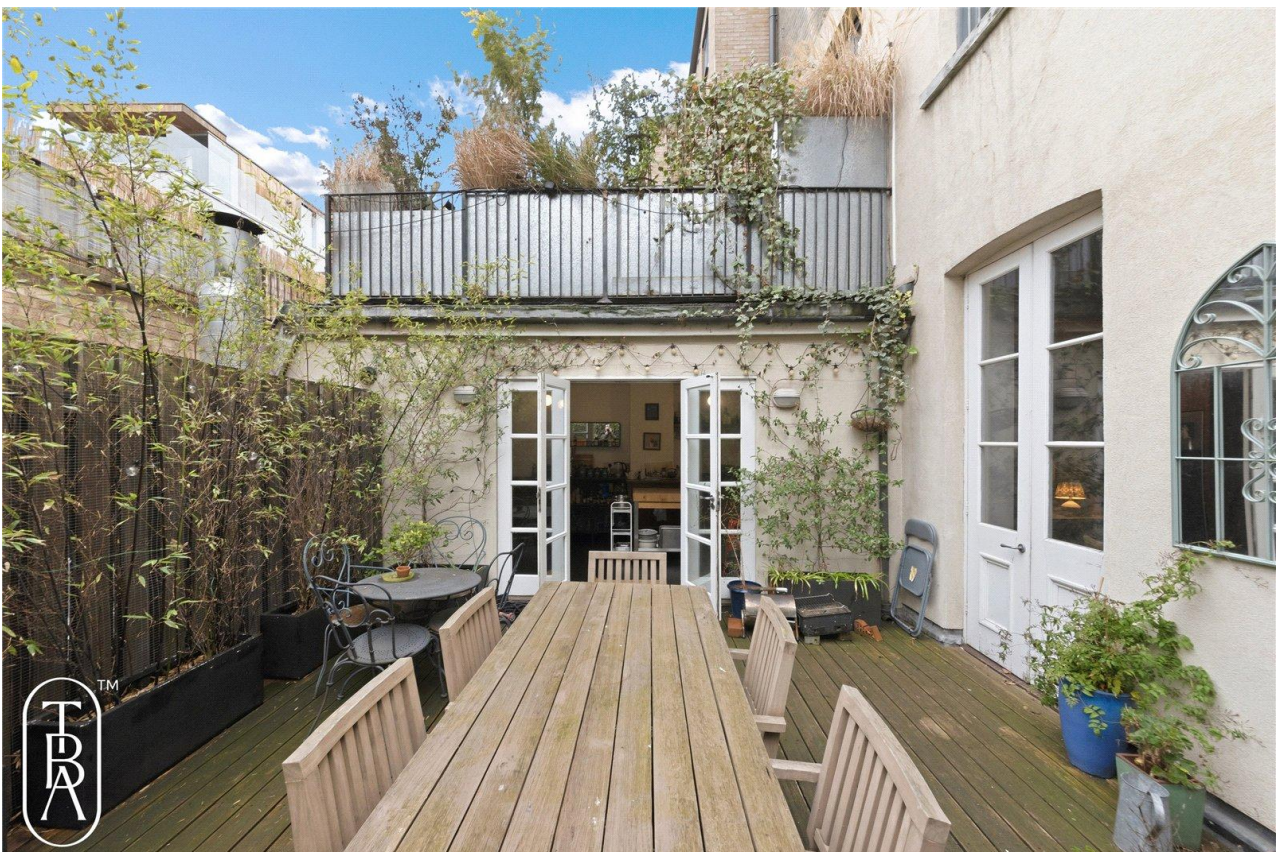
## Rufus Street N1

2 Bed 1 Bath  
1329 sqft (approx)

Rufus Street is a large, c.1,329 sqft dual aspect authentic loft apartment with 2 double bedrooms, 1 bathroom and a private roof terrace to the rear set just off the popular Hoxton Square.

- Original Shoreditch loft
- Private roof terrace
- Character

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With original features throughout including exposed bricks, beams and sash windows front & back, this semi-open plan loft celebrates sheer volume with 3.5 meter high ceilings and a living space that reaches over 40ft long. With a bespoke built timber kitchen off the living space to the back of the apartment, the cooking area features all important gas cooking, an American style double door fridge plus ancillary storage/pantry perfect for any culinary advocate.

Accessed off the living space or kitchen area the private, decked roof terrace spans c.325 sqft, the outdoor space provides plenty of room for summer entertaining and a peaceful additional seating area.

Further accommodation comprises of a main double bedroom that built-in storage, a second bedroom off the living space and a main fully tiled bathroom.

Rufus Street is situated just off the much sought after Hoxton Square, a district of East London renowned city wide for its vast selection of restaurants, boutique shops and nightlife. Old Street and Hoxton Overground are equidistant making travel across the Capital simple and convenient. Liverpool St station is a 12 mins walk giving access to the Elizabeth Line and tramline services.

\*Please note, images are from when the property was previously occupied. This property is offered unfurnished.

Available From: Monday 13th April 2026

Furnishing: Unfurnished

Parking: On-street via permit

Local Authority: Hackney Council

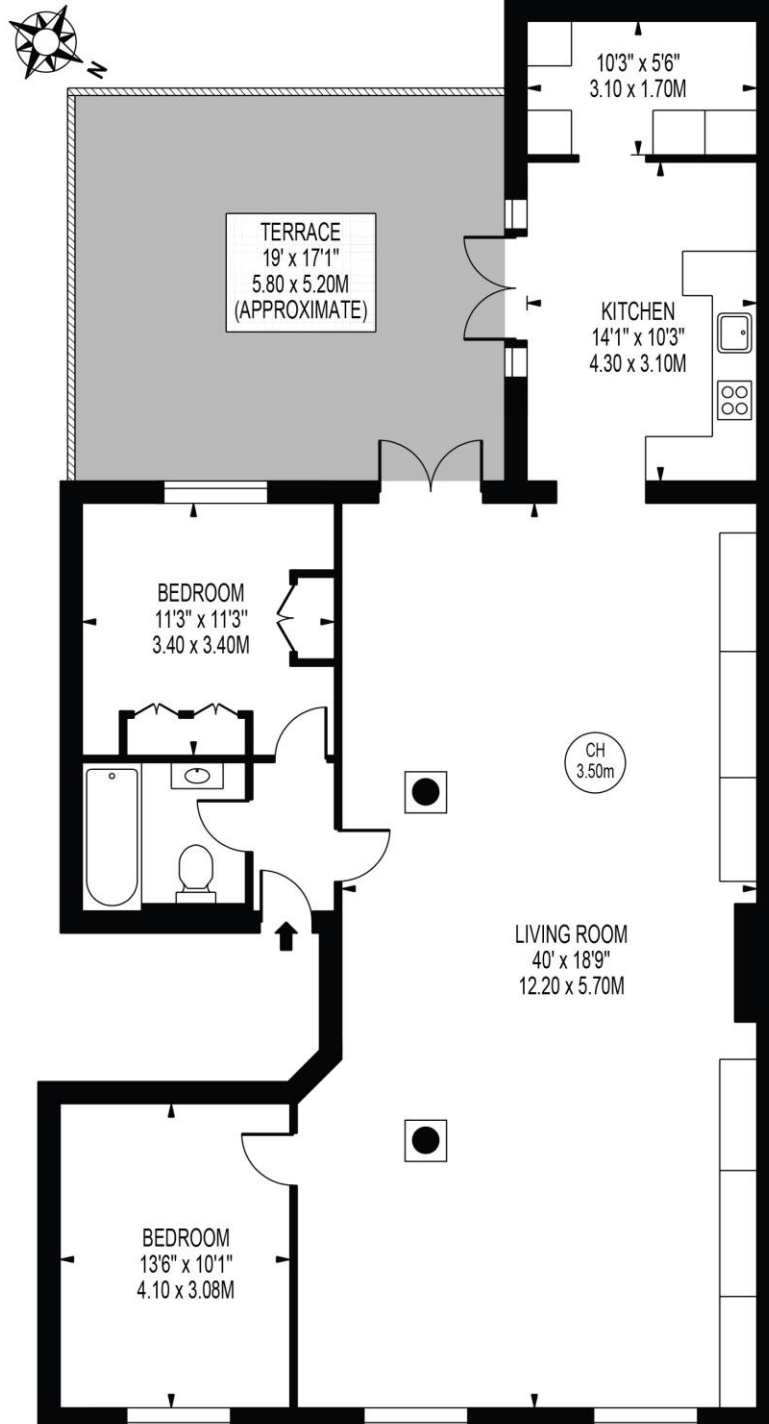
Council Tax Band: C

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## RUFUS STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1329 SQ FT - 123.48 SQ M



### FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.