



Hoxton Square N1

Freehold

7 Bed 4 Bath

3570 sqft (approx)

A Landmark Victorian Residence on Hoxton Square with potential to extend by c.600 sqft - STPP.

Set on the west side of Hoxton Square within the South Shoreditch Conservation Area, this remarkable Grade II listed Victorian building is steeped in history and architectural character. Originally constructed around 1874—likely by the noted architect Richard W. Drew—it occupies the historic site once home to the former vicarage of St Peter's Church.

- Prime Shoreditch
- Characterful façade
- c.60ft private garden

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This unique property spans five storeys including a tall attic and basement, with an impressive 3,570 sqft (approx.) of internal space and a rare c.60 ft private west facing, high walled garden.

Inside, the building provides seven bedrooms and four bathrooms, with generous proportions and period details that speak to its 19th-century Gothic character.

Currently arranged as four self-contained flats, it offers versatile opportunities for reconfiguration as a grand single residence or continued investment use. There could even be scope to create a studio space to the rear. Subject to the necessary consents.

Architectural highlights include:

- Stock brick elevations with red-brick and stone banding and dressings beneath a hipped tiled roof.
- Upper-storey plaster panels with incised diaper patterns, resting on a decorative brick corbel table.
- Distinctive horseshoe relieving arches with patterned brickwork in the tympana above sash windows.
- A striking stone-framed triangular oriel window at first-floor level, supported by an ornamented corbel.
- Pointed stone-surround windows and doorway with hood moulds at ground level.
- Original cast-iron railings and a stepped entrance that enhance the historic frontage.

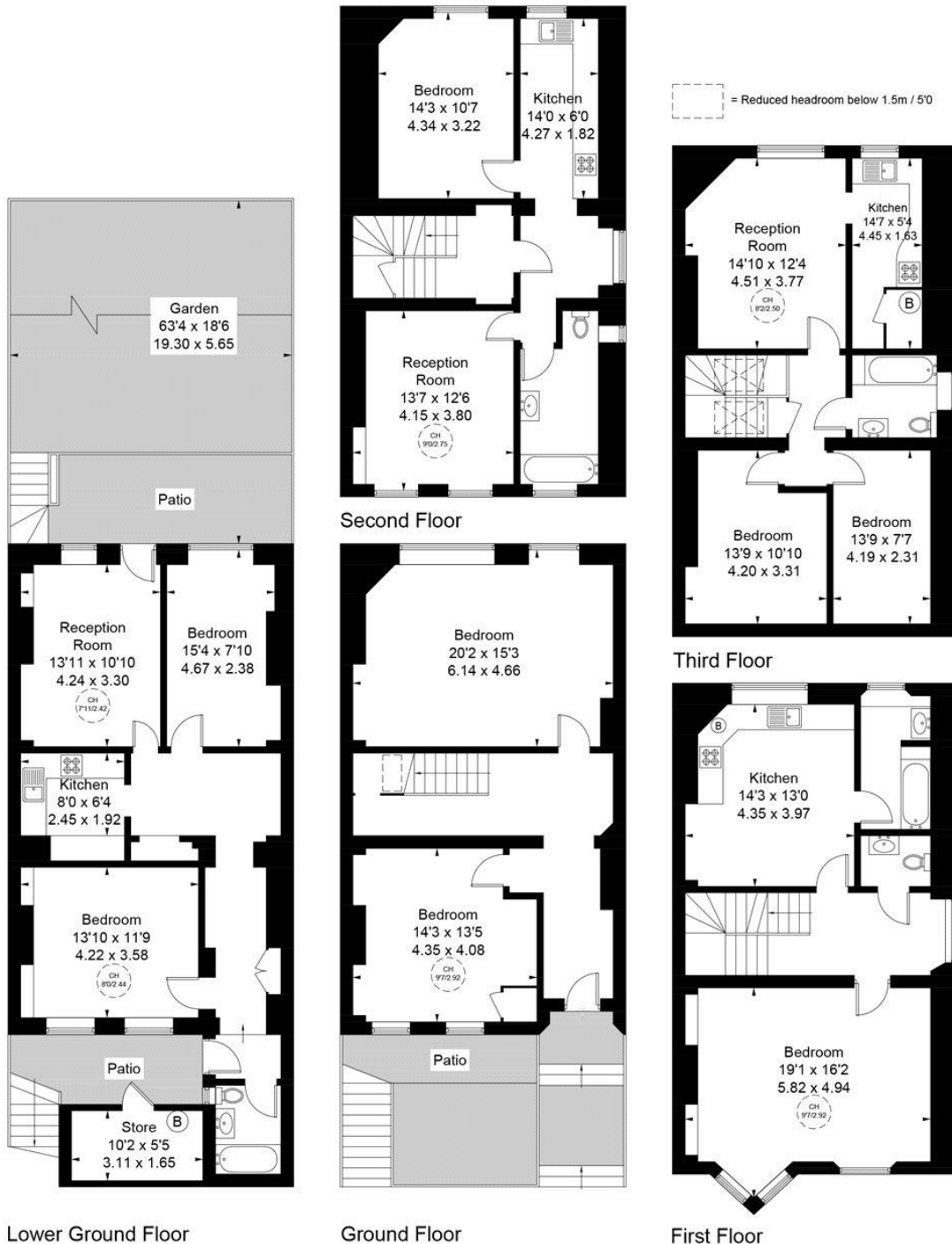
Tenure: Freehold
Lease Length: N/A
Service Charge: N/A
Ground Rent: N/A
Parking: On-street via permit
Local Authority: Hackney Council
Council Tax Band: TBC

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Hoxton Square, N1

Approximate Gross Internal Area
(Excluding Reduced Headroom)
 Lower Ground Floor = 780 sq ft / 72.5 sq m
 Ground Floor = 701 sq ft / 65.1 sq m
 First Floor = 691 sq ft / 64.2 sq m
 Second Floor = 667 sq ft / 62.0 sq m
 Third Floor = 672 sq ft / 62.4 sq m
 Reduced Headroom = 4 sq ft / 0.4 sq m
 Store = 55 sq ft / 5.1 sq m
 Total = 3570 sq ft / 331.7 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1243587)

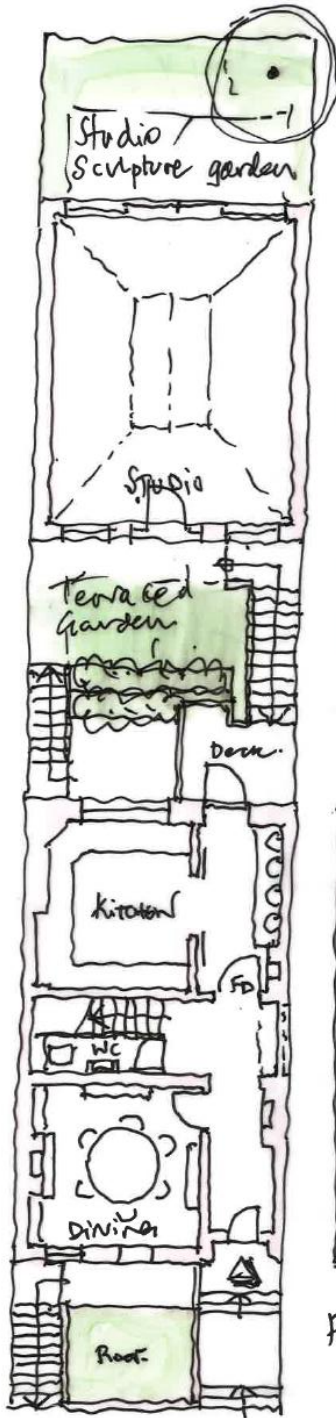
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A rare offering, this property combines architectural heritage, substantial scale, and private garden space in one of Shoreditch's most vibrant and culturally rich locations.

Within these particulars we have included a conceptual layout sketch as a single residence by Chris Dyson Architects, a highly reputable, residential conservation architect along with a CGI render. This includes a c.600 sqft studio to the rear bringing the potential internal area to nearly 4,200 sqft - what would then be the largest home on the square.

Hoxton Square is an area of Shoreditch that enjoys being within close proximity of an exciting variety of restaurants, bars and galleries. Transport connections are nearby with Old Street Station (Northern Line) and Shoreditch High Street station (London Overground) both a few-minutes' walk away.

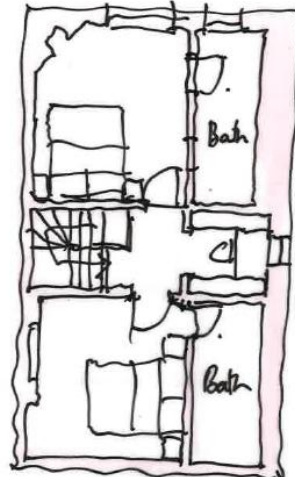




GROUND FLOOR:



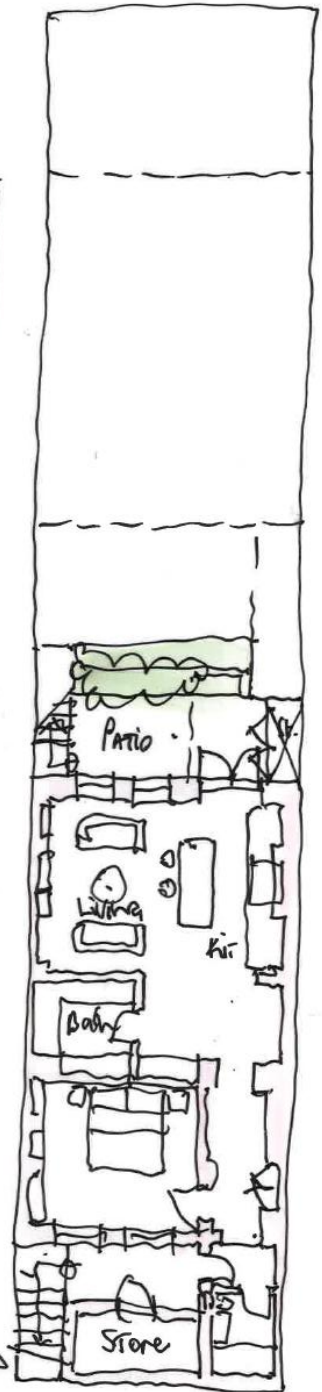
SECOND FLOOR:



THIRD FLOOR:



FIRST FLOOR:



BASEMENT / LOWER GROUND FLOOR:

1 x bed. app.

Hoxton
SQUARE

Total 3570 SQFT.
331.7 SQM.

+ + STAIR 600 SQFT.
56 SQM.

0 2 4 6 8 10 metres.

1:200 SCALE @ A3
Approx.

