



HOXTON STREET, LONDON, N1
£1,700,000 FREEHOLD

AN EXCEPTIONAL FREEHOLD GRADE II LISTED DOUBLE FRONTED HOUSE ON HOXTON STREET.

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

This exceptional property, situated on the vibrant Hoxton Street is a very unique, four-bedroom, double fronted 18th century Grade II listed freehold house.

Currently split into 2 separate flats and spread over 5 floors, the property would make a wonderful family home or make a perfect investment as two separate apartments. The property has retained some period features from traditional railings to original sash windows.

The property has been finished to a very high standard and comprises separate ground floor apartment and basement. On the first floor is a large double reception room leading on to the fully fitted kitchen with private west-facing terrace. The second and third floors feature three double bedrooms, the master benefitting from built in wardrobes, separate family bathroom and further three-piece shower room. The property also benefits from sole use of a garden space to the rear, which has enough space for three cars. The garden is currently demised on a separate lease (40+ years).

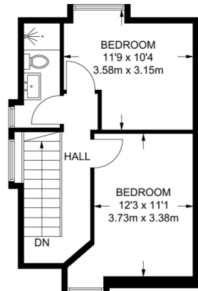
Winkworth



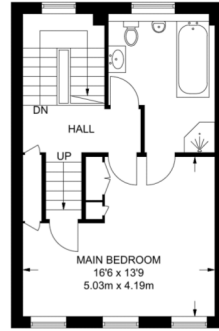
Winkworth

**APPROXIMATE FLOOR AREA = 2206 SQ FT / 205.0 SQ M
INCLUDING LIMITED USE AREA (2 SQ FT / 0.2 SQ M)**

□ = REDUCE HEAD HEIGHT BELOW 1.5M



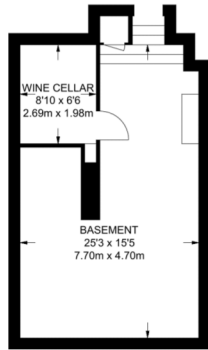
**THIRD FLOOR
328 SQ FT / 30.5 SQ M**



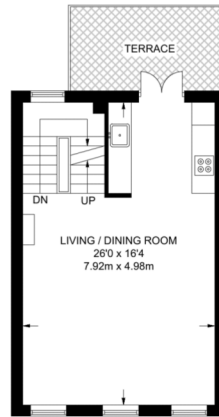
**SECOND FLOOR
432 SQ FT / 40.1 SQ M**



**GROUND FLOOR
612 SQ FT / 56.9 SQ M
INCLUDING LIMITED USE AREA
(2 SQ FT / 0.2 SQ M)**



**LOWER GROUND FLOOR
400 SQ FT / 37.2 SQ M**



**FIRST FLOOR
434 SQ FT / 40.3 SQ M**

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		75	83
EU Directive 2002/91/EC			

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.