

THE MODERN HOUSE



*London N1
Sold*

Hoxton Street II

This extraordinary three-bedroom duplex apartment is arranged across two floors of Hoxton House, a grade II-listed Georgian building positioned on Hoxton Street, minutes from Redchurch Street, Columbia Road and Spitalfields markets.

The expansive open-plan kitchen, living and dining room is arguably the most impressive space, with large sash windows, high ceilings and beautiful diagonal boards stretching across the whole of its 812 sq ft. Glass balustrades lead to a lower level, configured around a smaller lounge area, or snug, with wood-burning stove and ceramic brick hearth. A master bedroom with en-suite bathroom, two further bedrooms, a utility room and a family bathroom share the rest of this floor.

There is off-street parking at the front of the apartment, secluded from the road by two mature trees. There is also a small yard space at the rear.

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Behind its beautiful terracotta brickwork, this apartment represents a truly modern approach to living. Space, light and volume are at the core of each room. Period features have been sensitively preserved throughout, resulting in a pleasing dialogue between the aesthetics of Georgian London and the current owner's taste for the contemporary.

Hoxton House is situated at the southern end of Hoxton Street. It is a two-minute walk from Hoxton Square, which was completed in 1720 and designed to emulate existing squares in west London. During the 19th Century, the square and surrounding streets became the centre of Shoreditch's furniture and carpentry trade. Today, the immediate area has an exciting mix of restaurants and galleries, including Lyle's, Rochelle Canteen, Shoreditch House, Ace Hotel, the Blue Mountain School and Victoria Miro Gallery. The boutiques and cafes of Redchurch Street and Spitalfields are also nearby.

There are plenty of transport links, all within walking distance. Old Street Underground station is a short walk away, running Northern line services across the city. Hoxton Station runs London Overground services and Liverpool Street Station connects via the Central, Hammersmith and City, and Metropolitan lines, as well as National Rail services nationwide.

Tenure: Leasehold Lease Length: approx. 103 years Service Charge: approx. £2000 per annum Ground Rent: approx. £200 per annum



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.