

HOXTON WEST N1

BUCKLAND STREET | SHARED OWNERSHIP HOMES

HACKNEY SALES

HOXTON WEST^{N1}

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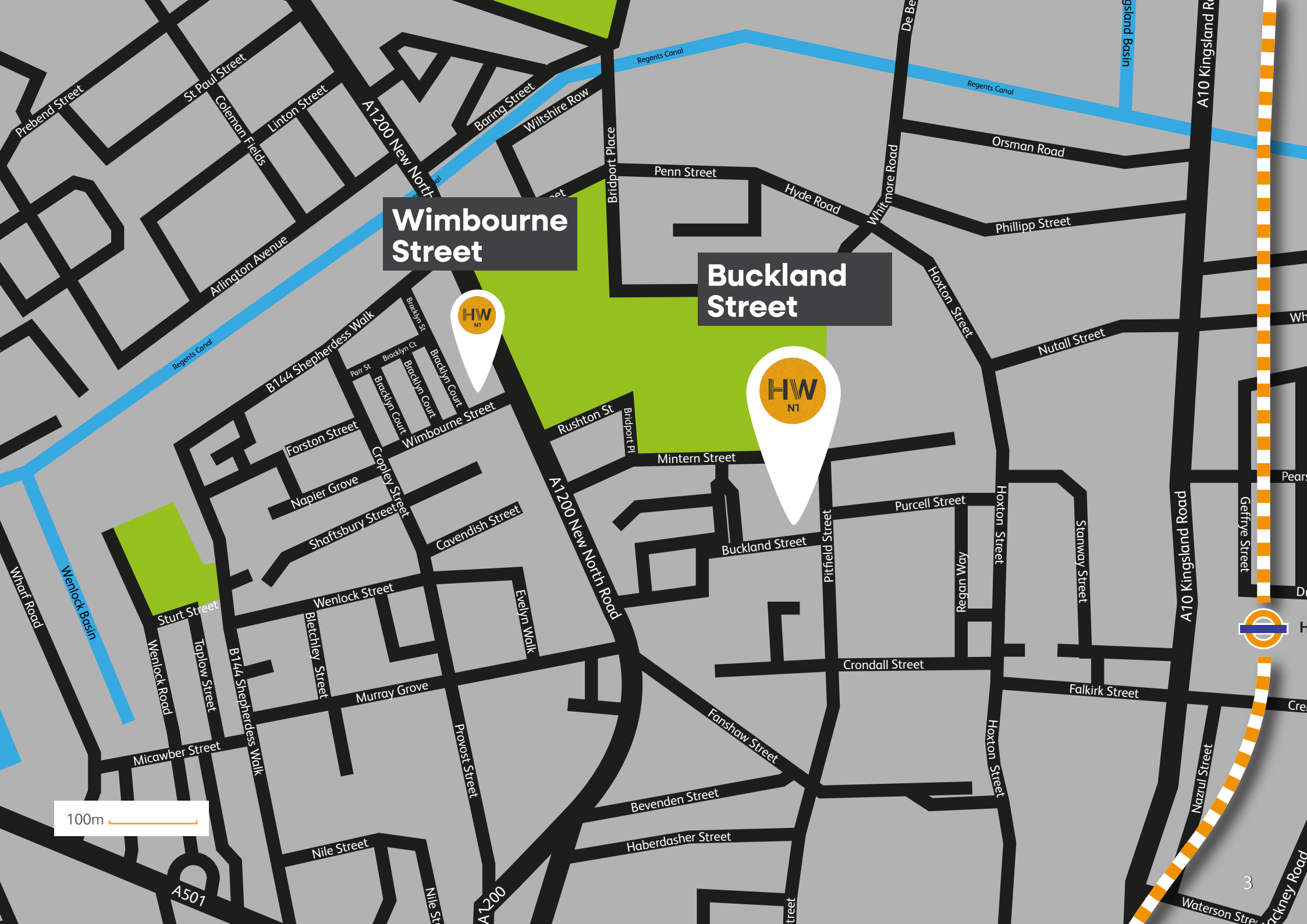
**Buckland
Street**



**Wimbourne
Street**



Welcome to Hoxton West, a combination of 1, 2 and 3 bedroom homes over two sites. Designed by award-winning architects where every property provides a superior specification fit for modern living.



Wimbourne Street

Buckland Street



100m



MOVE

With excellent transport links, canalside walkways and some of the best cycle routes in London, getting around Hoxton is a breeze. Served by the London Overground, Hoxton train station is on Geffrye Street, close to Dunloe and Cremer Street, just off Kingsland High Road.

With 32 bus stops in Hoxton, travelling around London is easy. And if you're biking, running or walking, improved roads, park and footpaths means that Hoxton West is safer, greener, and even better-connected.

Wander along the towpaths and take in the charm of the Victorian warehouses. You'll pass green parks, the Zoo and Gainsborough Wharf, a community of people who live on boats, located on the south bank of the canal.

Old Street Station, 0.6 miles 🚶 12 min walk

Hoxton Overground Station, 0.8 miles 🚶 16 min walk

Shoreditch Park, 266 feet 🚶 1 min walk

Shepherdess Walk Park, 0.5 miles 🚶 12 min walk

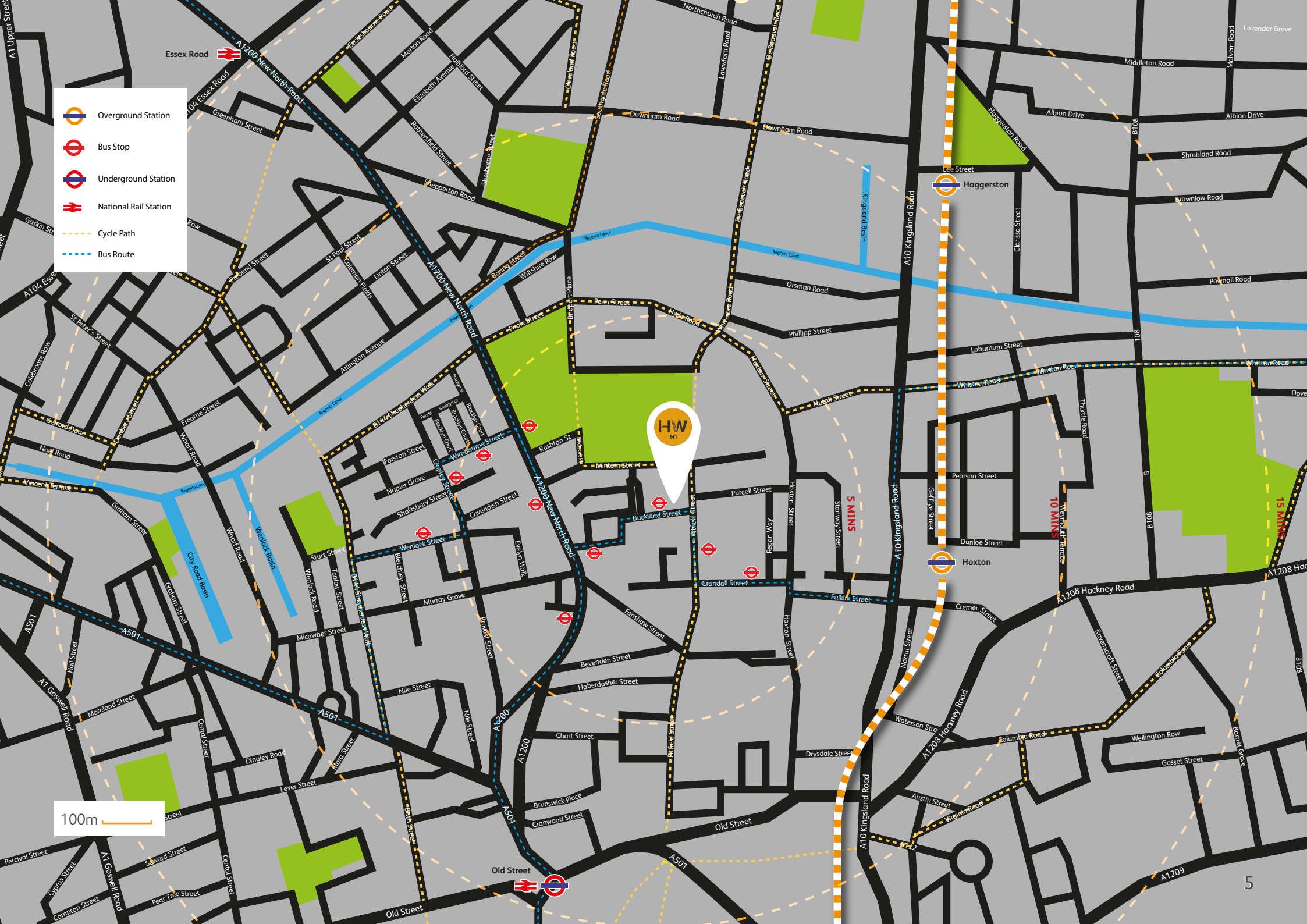
Regent's Canal, 0.1 miles 🚶 4 min walk

Hoxton West N1 / Buckland Street

Hoxton. Live life connected.

-  Overground Station
-  Bus Stop
-  Underground Station
-  National Rail Station
-  Cycle Path
-  Bus Route

100m



Specification and Floor Plans



Specification



Kitchen

- Handleless matt kitchen units in pre-selected colour: cashmere or taupe*
- Quartzstone worktop
- Full height kitchen splashback to match worktop
- Single bowl undermounted kitchen sink
- Chrome mixer tap
- Integrated double oven, hob, fridge freezer and dishwasher
- Stand alone washer dryer

Bathroom

- Contemporary sanitaryware by Saneux in white with chrome fittings
- White composite vanity worktops with full height fitted mirror
- Recessed towel box



- Bath with tiled bath panel
- Hinged shower screen with chrome frame, circular shower head over bath and wand handset
- Marble effect matt wall tiles
- Heated chrome towel rail
- Shaver point

Ensuite

- Feature mirror fronted storage cabinet
- Shower enclosure, chrome finish shower head and handset

Flooring

- Karndean vinyl flooring to hall and living / dining / kitchen in Hayfield Oak
- Fitted grey carpet to all bedrooms
- Neutral tiled flooring to bathroom and en-suite



Lighting

- Downlights to hallway/kitchen/dining
- Pendants only to bedrooms

Heating

- Underfloor zoned heating
- Individual metered heating interface unit (HIU) to each property

General

- LABC Warranty
- 990 Year Lease
- Car free scheme
- White plantation shutters*

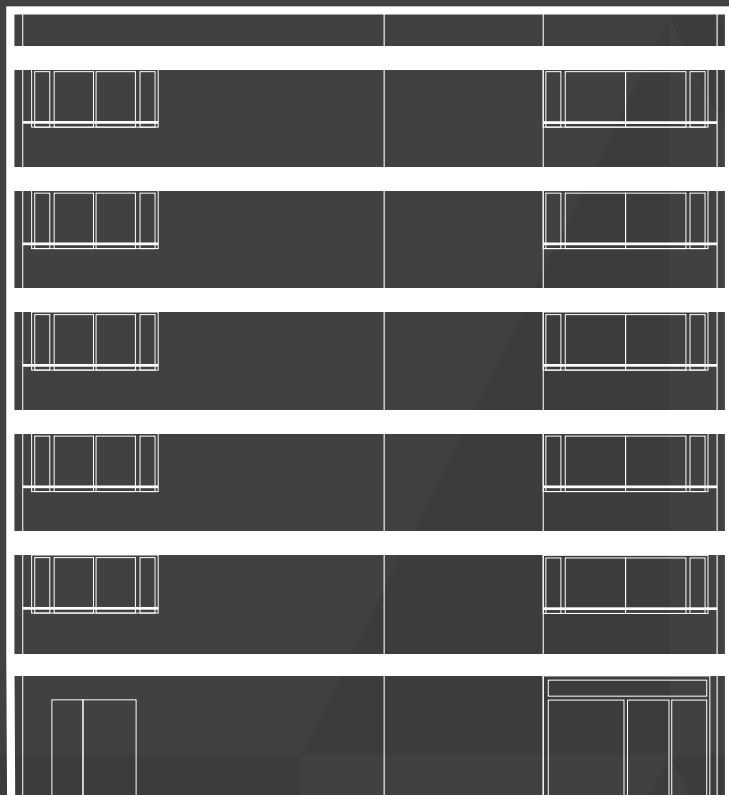
* refer to sales representative for further details

Site Plan



Apartment Locator

BURFORD COURT



5

Floor 5

Apartments 16,17,18 & 19

4

Floor 4

Apartments 12, 13, 14 & 15

3

Floor 3

Apartments 9, 10 & 11

2

Floor 2

Apartments 6, 7 & 8

1

Floor 1

Council homes

GF

Ground Floor

Commercial unit & council homes

One Bedroom Apartments

Apartments 12 & 16

1 bedroom apartment



This floor plan is for illustrative purposes and dimensions should only be used as a rough guide. Whilst every effort has been made to ensure the accuracy of the specification, it is for general guidance only and is subject to change. Speak to our sales team for more details

Room	Dimensions	Area
Kitchen/Living room	6.6m x 3.9m	24.0m ²
Bedroom 1	3.3m x 3.8m	12.1m ²
Bathroom	2.1m x 2.1m	4.4m ²
Balcony		8.1m ²
Total		52.1m²

Floor Position

Floors 4 & 5



Burford Court

Mackay Court

Apartments 13 & 17

1 bedroom apartment



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Room	Dimensions	Area
Kitchen/Living room	6.2m x 3.5m	24m ²
Bedroom 1	4.4m x 2.8m	12.3m ²
Bathroom	2.1m x 2.1m	4.4m ²
Balcony		16.4m ²
Total		53.4m ²

Floor Position

Floors 4 & 5



Burford Court

Mackay Court

Apartments 14 & 18

1 bedroom apartment



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Room	Dimensions	Area
Kitchen/Living room	4.5m x 5.2m	22m ²
Bedroom 1	3.3m x 3.9m	12.6m ²
Bathroom	2.1m x 2.1m	4.4m ²
Balcony		7.1m ²
Total		53.1m ²

Floor Position

Floors 4 & 5



Burford Court

Mackay Court

Apartments 15 & 19

1 bedroom apartment

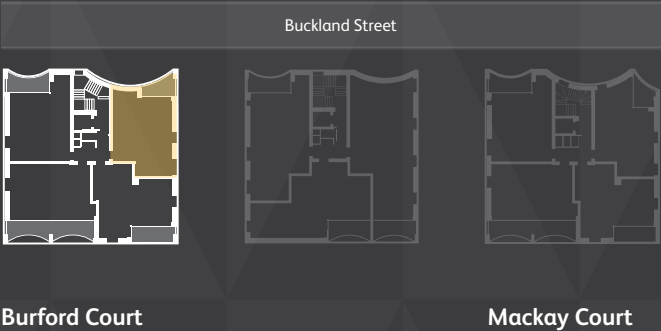


1 Bed, 1 Bath

Room	Dimensions	Area
Kitchen/Living room	6.4m x 5.1m	24.4m ²
Bedroom 1	4.0m x 3.2m	12.1m ²
Bathroom	2.1m x 2.1m	4.4m ²
Balcony		6.1m ²
Total		52.6m²

Floor Position

Floors 4 & 5



Two Bedroom Apartments

Apartments 7 & 10

2 bedroom apartment

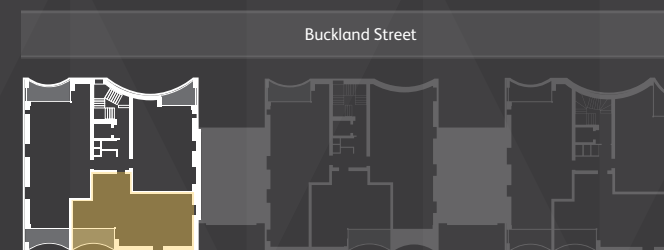


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Room	Dimensions	Area
Kitchen/Living room	7.6m x 4.7m	27m ²
Bedroom 1	5.3m x 2.7m	11.9m ²
Bedroom 2	4.2m x 2.8m	13.3m ²
Bathroom	2.1m x 2.2m	4.4m ²
Balcony		7.9m ²
Total		71.8m²

Floor Position

Floors 2 & 3



Burford Court

Mackay Court

Apartments 8 & 11

2 bedroom apartment



1 Bed, 1 Bath

Room	Dimensions	Area
Kitchen/Living room	6.4m x 3.4m	24.4m ²
Bedroom 1	4.2m x 3.3m	11.9m ²
Bedroom 2	4.2m x 2.1m	8.8m ²
Bathroom	2.1m x 2.1m	4.4m ²
Balcony		6.1m ²
Total		60.9m²

Floor Position

Floors 2 & 3



Burford Court

Mackay Court

Three Bedroom Apartments

Apartments 6 & 9

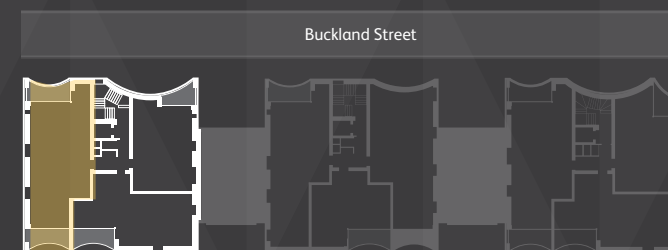
3 bedroom apartment



Room	Dimensions	Area
Kitchen/Living room	6.5m x 4.4m	29.3m ²
Bedroom 1	4.3m x 2.8m	12.1m ²
Bedroom 2	3.2m x 3.7m	11.8m ²
Bedroom 3	3.2m x 2.5m	7.9m ²
Bathroom	2.1m x 2.1m	4.4m ²
WC	2.1m x 1m	2.1m ²
Balcony		8m ²
Total		86.2m²

Floor Position

Floors 2 & 3



Burford Court

Mackay Court



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Rated in Vogue as ‘one of the coolest places to live in the world’, each neighbourhood has its own vibe and flavour.

Whether it’s high-designer or vintage finds you’re after, Hoxton and neighbouring Shoreditch is an eclectic and fun shopping experience, away from the tourist traps of the West End.

Wandering down nearby Kingsland Road or Charlotte Street, you’ll find everything from British designer bags, artisan gifts for friends, to beauty and grooming products and camping gear.

With excellent transport links on your doorstep, canalside walkways and some of the best cycle routes in London, getting around Hoxton and London is seamlessly convenient.

But with all the hustle and bustle of city life, you can still relax on your private balcony or garden listening to the melody of the city, or enjoy a workout, swim or sauna at nearby state-of-the-art Britannia Leisure Centre.

Welcome to

HOXTON
WEST **N1**



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redloft

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