



Hoxton Square | London | N1

£1,615 Per Week |

 3  2  1  C

ADN
RESIDENTIAL

This exceptional three-bedroom, three-bathroom duplex penthouse spans approximately 1,316 sq ft and is set overlooking Hoxton Square, featuring an impressive wrap-around, fully decked private roof terrace in the heart of the city.

Upon entering, a bright and welcoming hallway leads to three well-proportioned bedrooms. Two benefit from stylish contemporary en-suite bathrooms, while a separate guest WC is conveniently located.

The first floor is enhanced by expansive double-glazed windows, generous ceiling heights, and underfloor heating throughout, creating a comfortable and refined living environment. Additional features include a secure video entry system for added privacy and peace of mind.

The upper level hosts a striking open-plan kitchen and reception space, ideal for entertaining or relaxing. The kitchen is fully fitted with high-quality integrated appliances, including a dishwasher, and centred around a substantial island with seating for up to five people.

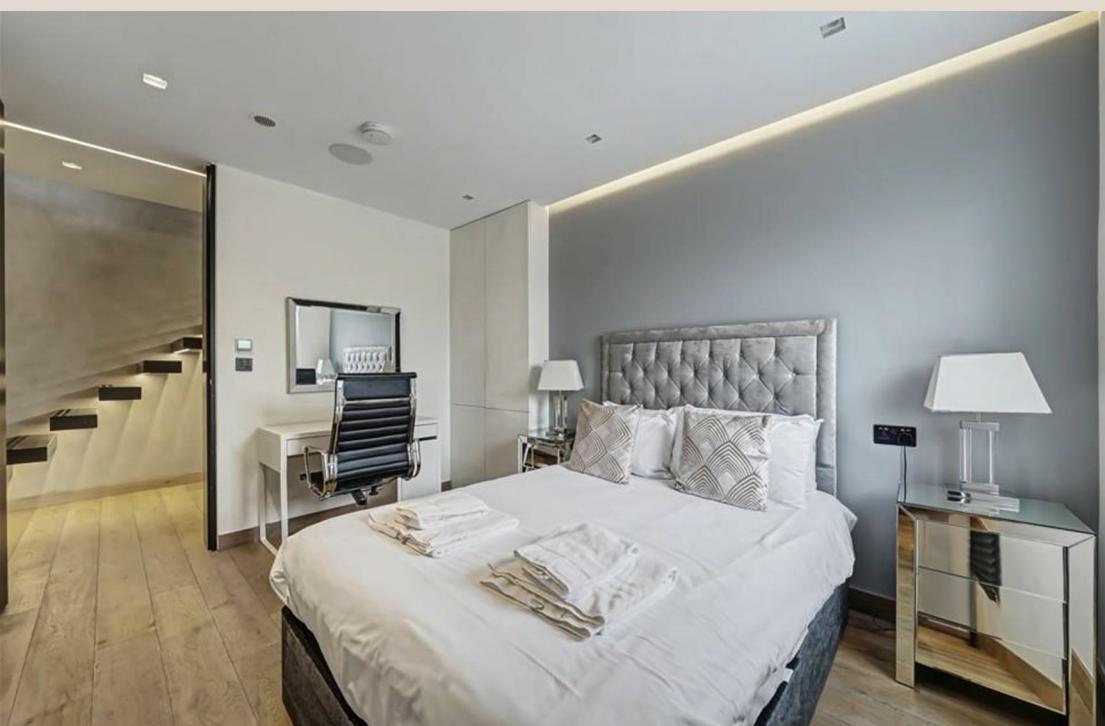
From the reception area, doors open onto two large private terraces set on opposing sides of the apartment. Both are finished with decking and offer far-reaching city views, providing perfect spaces for alfresco dining or quiet outdoor enjoyment.

Located in the heart of Shoreditch, Hoxton Square offers an eclectic mix of restaurants, bars, and galleries. Excellent transport links are within easy reach, with Old Street Station (Northern Line) and Shoreditch High Street Station (London Overground) both just a short walk away.

- Penthouse Apartment
- Three Bedrooms
- Spacious Reception Room
- City Views
- Wrap Around Terrace
- 2 Bathrooms
- Duplex Apartment

Council Tax Band: E
EPC: C



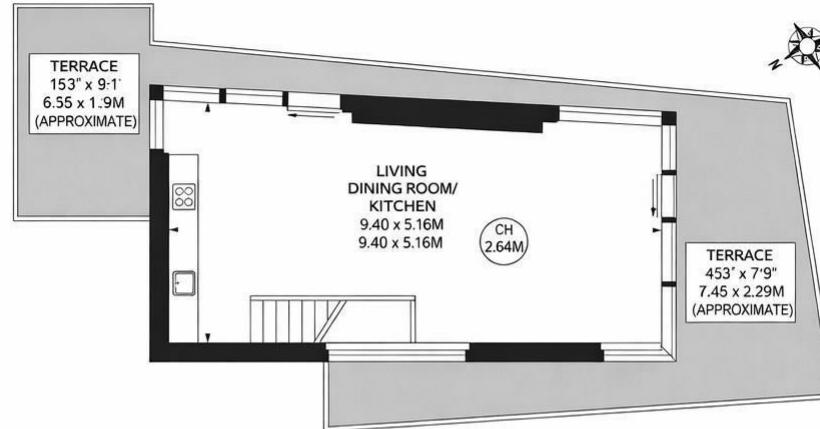




HOXTON SQUARE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1316 SQ FT - 122.24 SQ M



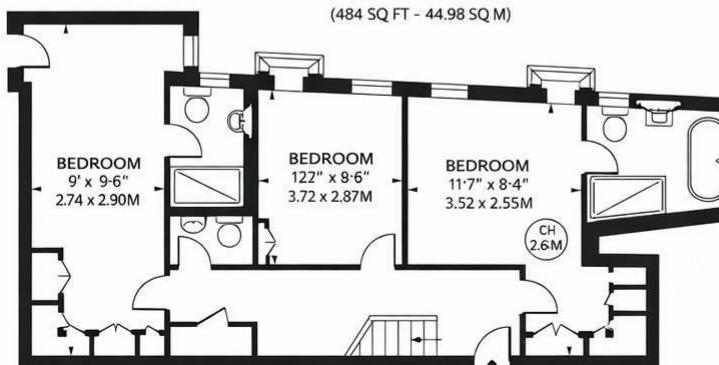


TERRACE
153" x 9'1"
6.55 x 1.9M
(APPROXIMATE)

**LIVING
DINING ROOM/
KITCHEN**
9.40 x 5.16M
9.40 x 5.16M
CH 2.64M

TERRACE
453" x 7'9"
7.45 x 2.29M
(APPROXIMATE)

FIFTH FLOOR
(484 SQ FT - 44.98 SQ M)



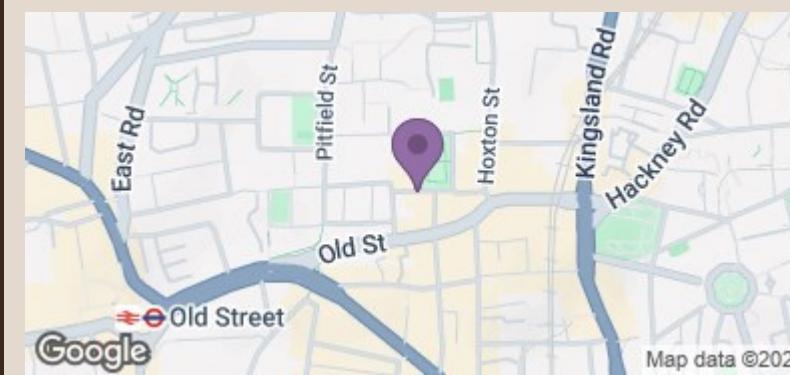
BEDROOM
9' x 9'6"
2.74 x 2.90M

BEDROOM
12'2" x 8'6"
3.72 x 2.87M

BEDROOM
11'7" x 8'4"
3.52 x 2.55M
CH 2.6M

FOURTH FLOOR
(832 SQ FT - 77.26 SQ M)

FOR ILLUSTRATION PURPOSES ONLY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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 & Wales		79	79
EU Directive 2002/91/EC			

info@adnresidential.co.uk | 020 7407 5155