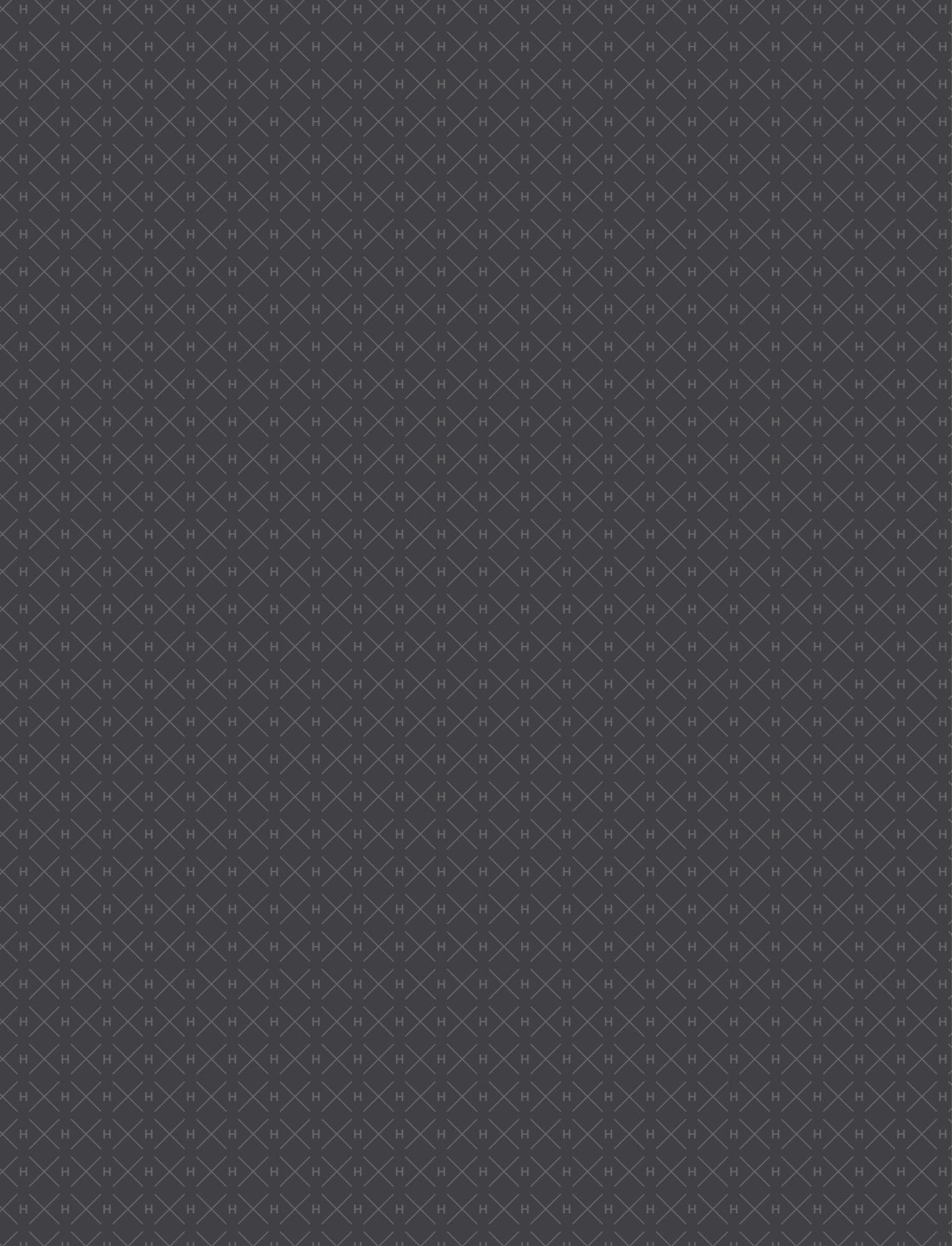




**HOXTON**

**HOUSE**



# HOXTON

HOUSE

12 PENN STREET  
HOXTON - LONDON - N1 5DJ



**For many of London's most dynamic creatives, Hoxton is where the heart is. And Hoxton House is now taking reservations from fresh thinkers to join this pulsating neighbourhood.**

We offer one, two or three-bed modern apartments, crafted for people who recognise good design. From our base in London's celebrated East End, we can connect you to the energy, the innovation and the art that put Hoxton on any global map of hip hangouts.



## Welcome to the club.

Hoxton House offers the chance to step back, to recharge, or even to slip away from the action. You'll enjoy the tranquillity of Regent's Canal or the greenery of Shoreditch Park. And you can circulate, freely, around the capital: it's a 40-minute journey to the West End and a pleasant stroll to the City.

With only 30 homes available, we're not simply building apartments. We're building a community of like-minded residents: people who live and breathe city life, and who will inspire one another with their local knowledge and diverse outlooks.

We offer one, two or three-bed modern apartments, crafted for people who recognise good design. From our base in London's celebrated East End, we can connect you to the energy, the innovation and the art that put Hoxton on any global map of hip hangouts.

The City  
(Highlighted White)

Old Street  
- Tech City

# HOXTON

King's Cross /  
St. Pancras  
International

St Paul's  
Cathedral

London  
Eye

HOUSE

Tate  
Modern

River  
Thames

Shoreditch  
Park

Regent's  
Canal

Rosemary  
Gardens

Colville &  
Britannia  
Regeneration  
Area  
(Highlighted  
White)

Angel





Hoxton Street Market ↑

## A history in the remaking.

Community has long been synonymous with London's friendly East End. The legendary spirit of the locals endures and continues to thrive.

The lively streets of Hoxton are constantly evolving, along with the success of those who live and work here. Since the 90s the empty warehouses began to attract up and coming creatives. These spaces housed many famous British artists who were responsible for the birth of the Britart scene. Today Hoxton continues to allure the young, hip and trendy.



↑ Six Lane 25m Community Pool

## A future in reconstruction.

In 2020 the evolution continues in Hoxton. Under construction is a stunning new leisure centre with a six-lane pool, squash courts, tennis courts and two five-a-side pitches. It's just part of the transformative Britannia Project, which also comprises a leading City of London Academy School, where more than 1,000 local students will study and learn, it also features a significant number of high-rise residential units

Meanwhile, the nearby Colville Estate is no longer just a place to come home to after work, it's another prime London address where the layout has been opened up to the rest of East London. Soon it will feature high quality homes, with statement architecture, more green space, and a location from which its residents can explore the entire borough.



Fitness Suite ↑



### Key

-  Hoxton House
-  Britannia Regeneration Area
-  Colville Regeneration Area



**Some of the world's most admired and inventive restaurants are also conveniently located, including The Clove Club and Lyle's, both included in the World's 50 Best Restaurants list.**

Where artists move in, designers, makers and tech entrepreneurs are quick to follow. So with all the creative talent in Hoxton, it's little surprise that the cafes have character and the bars imagination. Right here, and now, you'll now find world class restaurants and many bohemian nights out.

Where a night out in London used to involve the West End, Londoners now like to shop, play and party in the East. The Shoreditch boutiques often outdo the Oxford Street megastores. And the nightclubs are, as you'll discover, legendary.



Outdoor markets have always been a focus for life in the East End, and Columbia Road Flower Market is not the only huge draw for locals and tourists alike. Take the Old Spitalfields market nearby; it's been a magnet for East End-ers since 1876. As a traditional destination for food and vintage clothing stalls, Spitalfields Market is just as inventive as the locals; it's now a must-visit for its high-end fashion and beauty brands and even providers of dependable basics, like Uniqlo. More hustle and bustle can be found at Broadway Market, Netil Market and Mare Street Market. While the pedestrianised thoroughfare that is Exmouth Market, is one of the best for boutiques and Mediterranean cuisine.



### Columbia Road Flower Market

🚲 7 Mins

### Old Spitalfields Market

🚲 8 Mins

### Broadway Market

🚲 8 Mins

### Netil Market

🚲 9 Mins

## London's favourite destination.

So whatever you're up for, you'll find it in clusters, along lively streets like Shoreditch High Street, Redchurch Street, Columbia Road, Broadway Market, Hoxton Street and Kingsland Road; the list goes on. You'll find brands like Aesop, APC, Browns East, Sunspel, Ally Capellino, Le Labo, Toast, Artwords Bookshop, Noble Fine Liquor, Aimé and Goodhood all on your Hoxton House doorstep.

And remember that in Hoxton and Shoreditch, creativity and food go hand in hand. It's what generates the buzz around restaurants like Gloria, BRAT, Leroy, and Brawn. The culinary possibilities are always growing in this end of town.

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Columbia Road Flower Market ↑

### Columbia Road Flower Market

A perfect weekend here entails a trip to Columbia Road. It's a typically Victorian East London street which blooms on Sunday with London's finest flower market. Find your perfect bouquet, a leafy plant for your new flat, or just watch the world go by.



The Clove Club ↑

### ↓ Charlotte Road



Hoxton Street ↑

### ↓ The Bike Shed



### The Bike Shed

'Motorcycles saved my life' proclaims the gold brush-lettered sign that greets you as you enter The Bike Shed. But in this laidback motorcyclists' club all are welcome. It's a quite cavernous space, spread to fill 12,000 sq ft of railway arches. So come for the 100-seat café and restaurant, the galleries (of art and of motorcycles) and a cutting-edge barbershop.

Aesop ↓



### Redchurch Street

This is where Hoxton's fashion crowd comes to sell its wares. The result is a happening row of boutiques, coffee shops, eateries and concept stores. Rock up for labels like Folk, Labo and Nudie Jeans, and stay for a long lunch.

↓ Albion



Gloria ↓



### Gloria

With its ubiquitously chintzy trattoria-style decor and plant-covered sunshine yellow frontage, Gloria is one of the city's most charming spots. Larger-than-life and brimming with Italian hospitality, there's nowhere better to while away the hours with friends, aperitivo and food.

Lyle's ↓



### Lyle's

This tea warehouse survived the Blitz, and now boasts a Michelin star. But there's nothing stuffy about Lyle's; co-founders James Lowe and John Ogier have made fine dining cooler than ever, with white-washed brick walls and ash tables. Expect strictly seasonal British fare and one of the city's most exceptional wine lists.

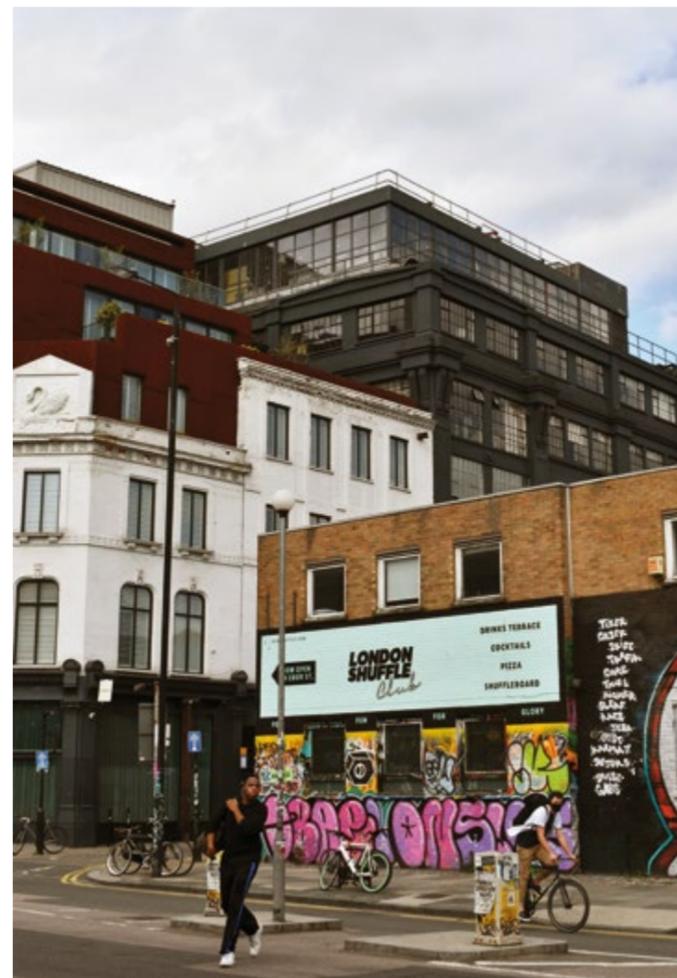


Shoreditch Grind ↓



Bottega Prelibato ↑

Shoreditch House ↓



New Inn Broadway ↑

### Shoreditch House

Since it opened in 2007, the East London outpost of Soho House already has a worldwide reputation. A favourite hangout of pop stars and actors, local movers and shakers, Shoreditch House has a very exclusive atmosphere - amenities include a rooftop pool with stunning City views, a bowling alley, spa rooms, designer bars and restaurants.



### Labour and Wait

A well curated selection of utilitarian homewares and gifts makes Labour and Wait one of the coolest hardware stores in the world. Luggage from Japan, work jackets from France and even tomato seeds from Portugal compete for your attention. These are aesthetically-pleasing products which have transcended local tastes.

↓ Frame



Labour and Wait ↑

↓ George and Vulture



### George & Vulture

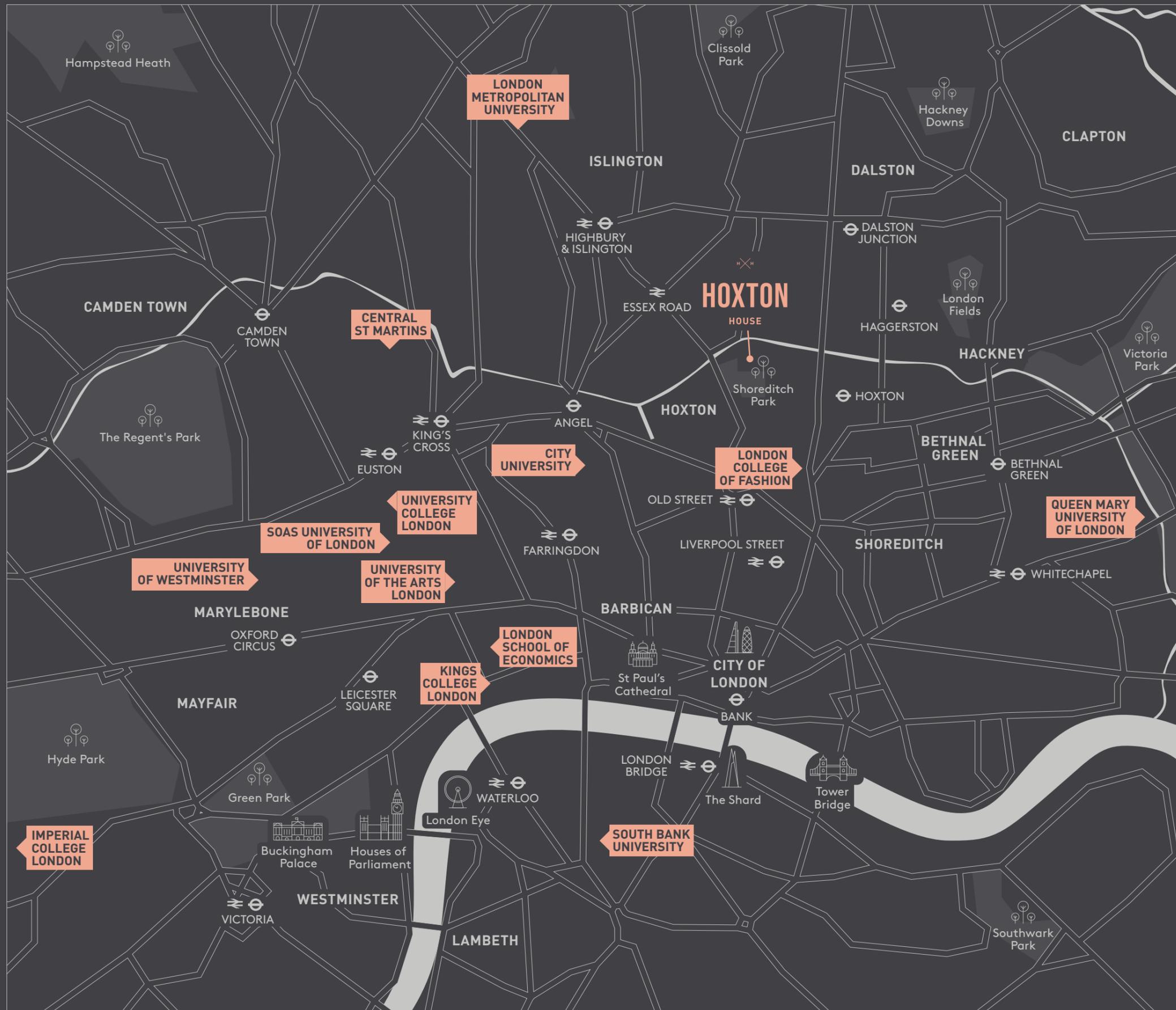
Nestled amidst the fashion brands, is a traditional pub which has been on this site in some shape or form since the 1100s. Regulars once included Charles Dickens. Now web developers and art directors enjoy sourdough pizzas served up from the kitchen amongst its high-ceilinged wooden interiors.

↓ Franze and Evans



### Frame

East London became one of the best places to work out when Pip Black and Joan Murphy launched this fitness spot in a converted railway arch from Shoreditch. Now in seven such spots around London, Frame is serious about getting London fit. Whether you like your health kicks high octane, serene and yogic, or choreographed on the barre of a dance studio, it has workout slots waiting for you.



## Education and the east.

The UK capital is one of the world's most prestigious places to study. Whether at medical school, business school, art school or fashion school. If it can be learnt, it will be taught in London, and the city also hosts Kings, UCL, and LSE, all solid performers in the country's league tables. And with so many higher educational sites across the city, living in Hoxton can feel like living on part of a vast campus.

The 17 highly-regarded universities which comprise the University of London are all in striking distance. Hoxton is an easy commute to Queen Mary University (15 mins by cycle); it is within 28 minutes via Overground. In 2022 the University of the Arts will open a new campus at the Queen Elizabeth Olympic Park in Stratford, and this will only fuel the creative zeal of the East.

What's more, the local area has a fantastic choice of more than 70 schools and FE colleges. Some are comprehensive, some independent, and, of course, they cover all ages.

Timings are station to station journey times based on trips from Hoxton, Old Street and Essex Road stations using the TFL Journey Planner.



↑ Regent's Canal

**Hoxton House comes with many green spaces and parks very much in its back yard. So there will be opportunities to enjoy urban nature as well as urban life.**

The choices are many. Shoreditch Park, Rosemary Gardens and Haggerston Park are all just outside your front door. London Fields and Victoria Park are both a leisurely walk away. Here you can work out, relax or just watch the world go by.

On Regent's Canal, which meanders through the city from Paddington to the Thames, locals can enjoy the colourful sight of narrowboats which moor beneath a shifting skyline. Industrial warehouses sit between modern high rises to tranquil effect by the water. Small wonder it's a popular route for walkers and cyclists at weekends – and it's just behind our apartments.



**Shoreditch  
Park**

🚶 2 Mins

**Rosemary  
Gardens**

🚶 4 Mins

**Haggerston  
Park**

🚲 6 Mins

**London  
Fields**

🚲 9 Mins

**Victoria  
Park**

🚲 11 Mins

↑ Regent's Canal

## Exclusivity meets tranquility.

The choices are many. Shoreditch Park, Rosemary Gardens and Haggerston Park are all just outside your front door. London Fields and Victoria Park are both a leisurely walk away. Here you can work out, relax or just watch the world go by.

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↑ Shoreditch Park

↓ Shoreditch High Street

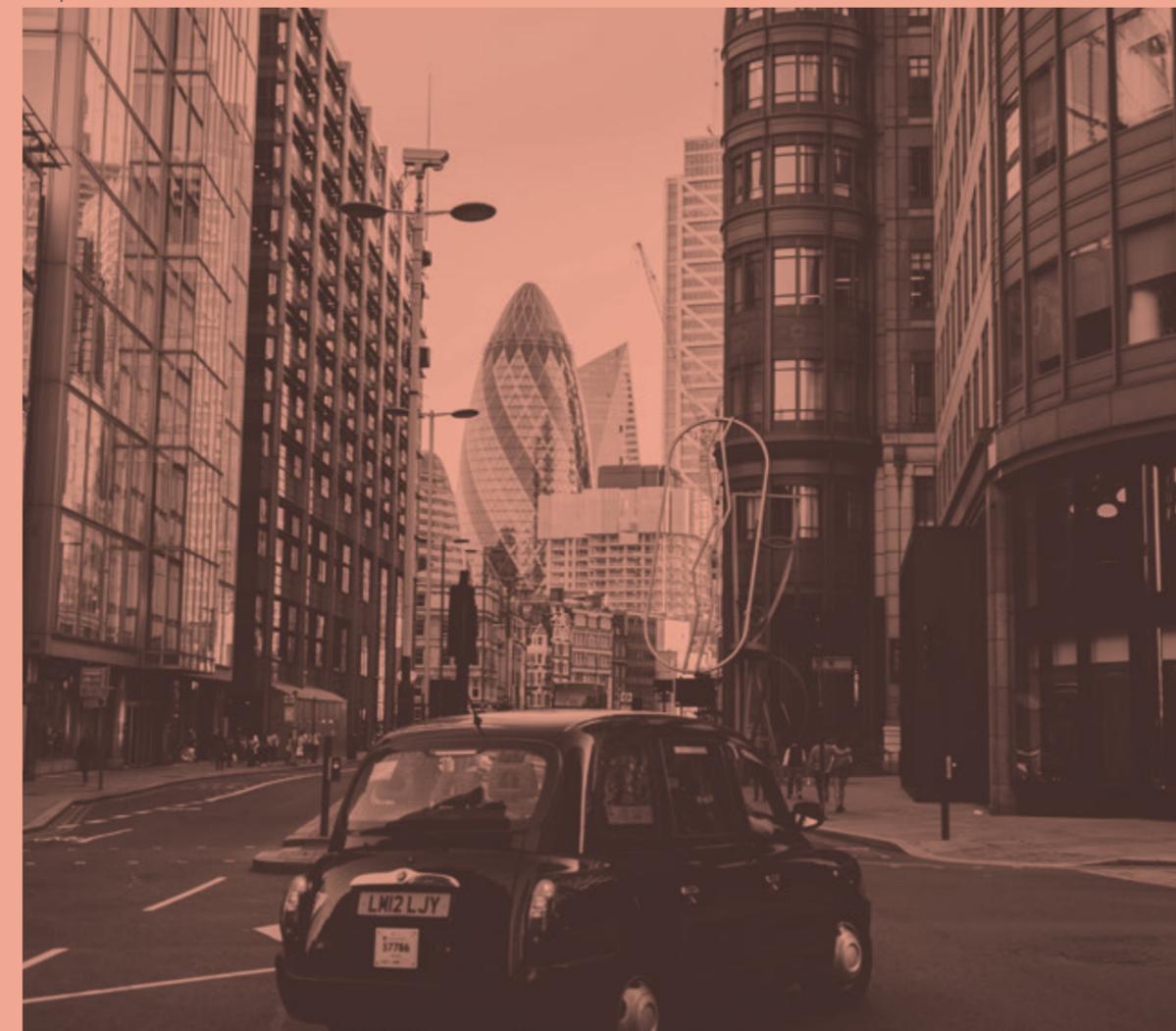


Hoxton Overground Station ↑

↓ Redchurch Street



↓ City of London



## Access all areas.

London's East End has become such a lively and well-served neighbourhood that you may rarely feel the need to leave. But Hoxton House is well connected to the rest of the city, by bus, train (underground or overground), bike or cab.

Hoxton House is a short walk to Old Street Station, for your North-South connection to the Northern Line. Alternatively, make your way to Liverpool Street Station and you can be connected to the Circle Line, which, as the name suggests, can take you all around the metropolis.

Liverpool Street Station can also take you to Stansted and London City Airport. In fact none of London's airports are hard to reach. So, the journeys back to Hoxton from afar are quick and easy; that's great if you're coming home again.



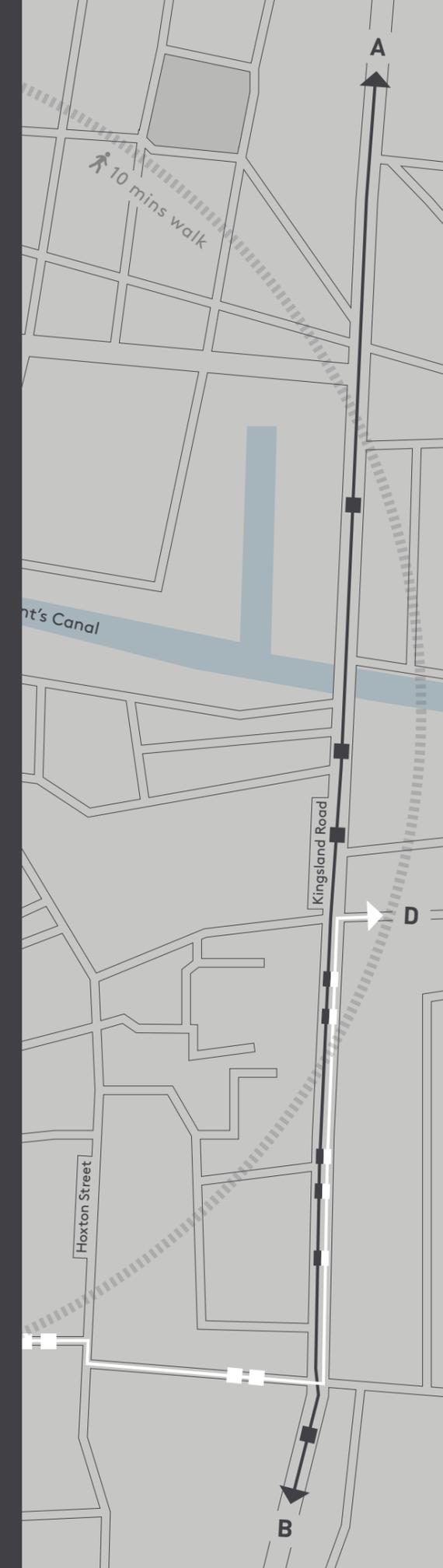
# Station Connections.



-  **Bank & Monument**  
3 mins
-  **King's Cross St. Pancras** (for Eurostar)  
4 mins
-  **London Bridge**  
4 mins
-  **Tottenham Court Road** (for Crossrail)  
9 mins
-  **Oxford Circus**  
9 mins
-  **Canary Wharf**  
12 mins
-  **Victoria** (for Gatwick Express)  
12 mins
-  **Paddington**  
16 mins
-  **City Airport**  
22 mins
-  **Heathrow** (via Heathrow Express)  
31 mins
-  **Gatwick Airport**  
33 mins
-  **Stansted**  
46 mins

- |  |  |
|--|--|
|  Central            |  Bakerloo         |
|  Overground         |  Piccadilly       |
|  Circle             |  District         |
|  Hammersmith & City |  Waterloo & City  |
|  Metropolitan       |  DLR              |
|  Northern           |  Gatwick Express  |
|  Jubilee            |  Stansted Express |
|  Victoria           |  Eurostar         |
|  |  Heathrow Express |

Timings are station to station journey times based on trips from Hoxton, Old Street and Essex Road stations using the TFL Journey Planner.



↑ Old Street



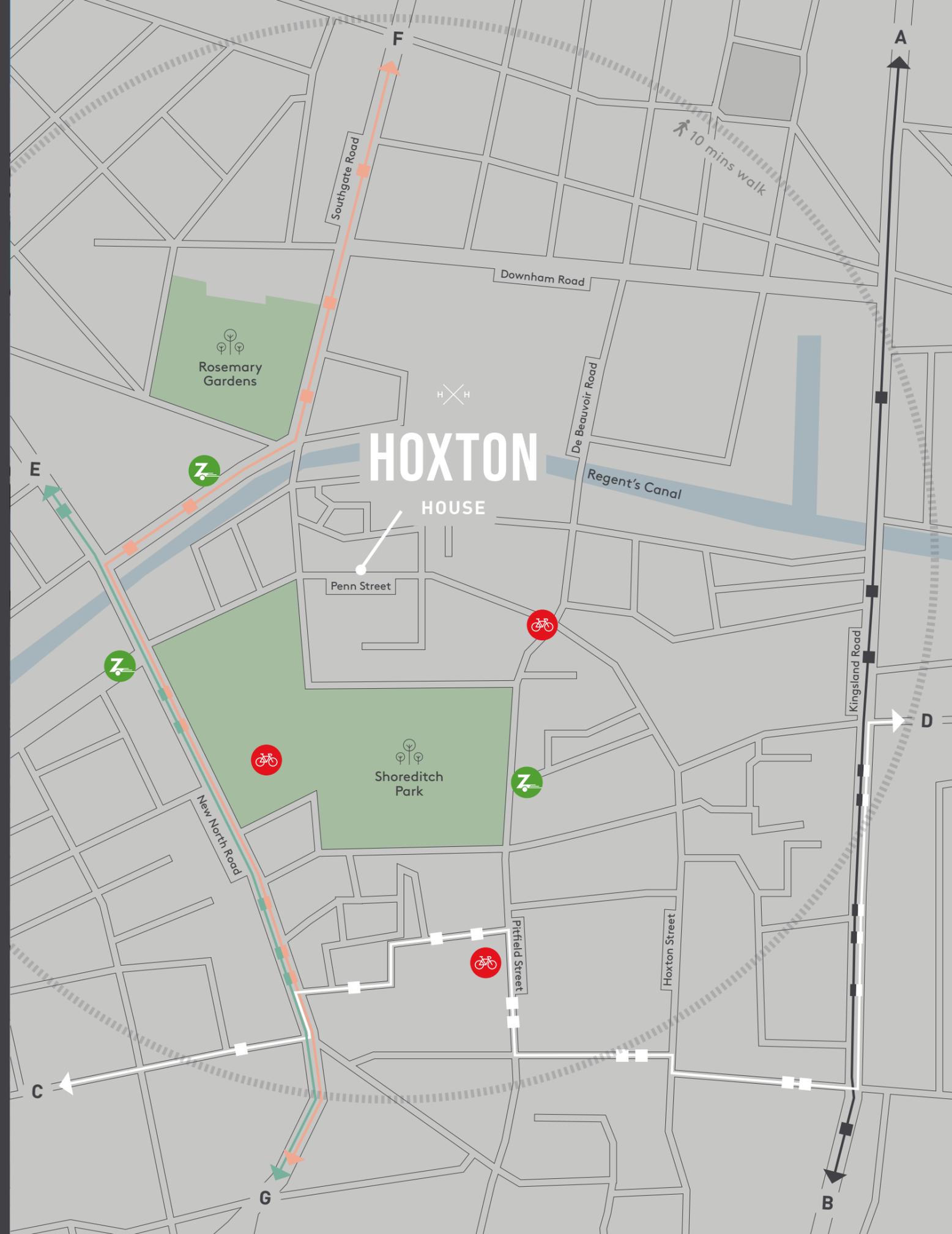
### Bus Routes

- A Tottenham, Stoke Newington & Dalston
- B Shoreditch High Street, Liverpool Street & London Bridge
- C Angel, Islington
- D Homerton & Broadway Market
- E Archway, Highbury & Islington
- F Tottenham, Newington Green & Dalston
- G Old Street, Moorgate, London Bridge & Waterloo

### Key

- Bus Route
- Bus Stops
- Z Zipcar
- 🚲 Santander Cycles

Source: TFL and Google Maps - All travel times from the development are estimated and will vary depending on route, day of travel and are subject to change.



↑ Old Street



**After a long day exploring East London's many haunts, the communal terrace is the perfect place to relax and unwind.**





**Floor plans maximise space and are intuitive to navigate. High-end, luxurious touches feature throughout and make returning at the end of each day feel as special as the Hoxton address.**

### **Design & detail.**

Meticulous attention to detail is certain to catch your eye in the 30 apartments at Hoxton House. Our architects have designed the public areas and private spaces with equal care. And because city living can come with pressures, each home is designed to offset the tensions that modern life can cause.



# Specification.

## Apartment Interiors

- Kahrs Oak Shore Ultra Matt Lacquer engineered wooden flooring throughout (apart from bathrooms).
- Walls and ceilings are painted in neutral contemporary colours. All joinery is primed and decorated with an eggshell finish.
- Internal solid core doors with modern brushed stainless steel handles.
- Brushed stainless steel light switches and electric sockets (where visible).
- Double glazed windows with a mixture of sliding and single leaf doors to external areas.

## Kitchens

- Italian designer kitchens featuring a combination of matt grey and timber kitchen units with handle-less cupboards and drawers.
- Cerim Gray Lace porcelain splashbacks.
- Built in Siemens appliances comprising electric oven, microwave, cooker hood and induction hob.
- Fully integrated Siemens fridge-freezer, dishwasher and washer-dryer\*
- Integrated wine cooler.
- Undermounted 1.5 bowl stainless steel sink integrated into worktop with drainer grooves, together with contemporary mixer tap.
- Waste disposal system.
- Corian worktops and upstands.

## Bedrooms

- Bedrooms 1 and 2 to have full height, built-in Dall'Agnese wardrobes in white matt finish.

## Bathrooms

- Mirror cabinet with shaver socket.
- Semi-recessed basin with modern chrome mixer tap.
- Contemporary wall-hung WC with concealed cistern, chrome flush push plate and soft close seat and cover.
- Glass bath and shower screens.
- Chrome thermostatic mixer.
- Fixed chrome shower head and handheld hose in baths and showers.
- Electric chrome towel radiator.
- Discreet extractor fan.
- 60x60cm Cerim Grey Limestone tiles to floors and walls\*\*.

## External Spaces

- Metal balustrading to balconies and privacy screening to terraces.
- Architectural lighting.

## Heating and Electrics

- Underfloor heating and hot water powered by communal gas-fired boilers.
- Recessed adjustable LED downlights.
- Generous supply of power points, USB sockets, telephone points and TV/FM points throughout.
- SkyQ points to living rooms and bedrooms.
- Hyperoptic and BT superfast broadband connection (subject to subscription).
- CAT 5 cabling to receptions and bedrooms.

## Security

- Video entry phone system.
- CCTV cameras are installed at key positions around the development.
- Security fob access for residents.
- Hard-wired smoke and heat detectors.
- Fused spur to service cupboards to allow for future security alarm installation by owner.

## Communal Areas

- Lifts to serve apartments.
- Architectural lighting.
- Floor tiles to entrance hall and lifts, carpet elsewhere.
- Cycle parking provided at Basement level.
- Landscaped communal roof terrace at 4th floor level.

## Sustainability

- Photovoltaic panels to generate electricity.
- Green roofs to promote biodiversity.
- Blue roofs to aid Sustainable Urban Drainage.
- All apartments offer high levels of insulation and air tightness.

## Building Standards

- All elements of the development are compliant with relevant building and fire regulations.

## Warranty

- All apartments are covered by a 10 year ICW warranty against structural defects.

## Lease

- 250 years (approximately)

\* Washer-dryers in apartment types 1, 2 and 4 are freestanding in storage cupboards.

\*\* The door wall will be painted.



## Design & detail.

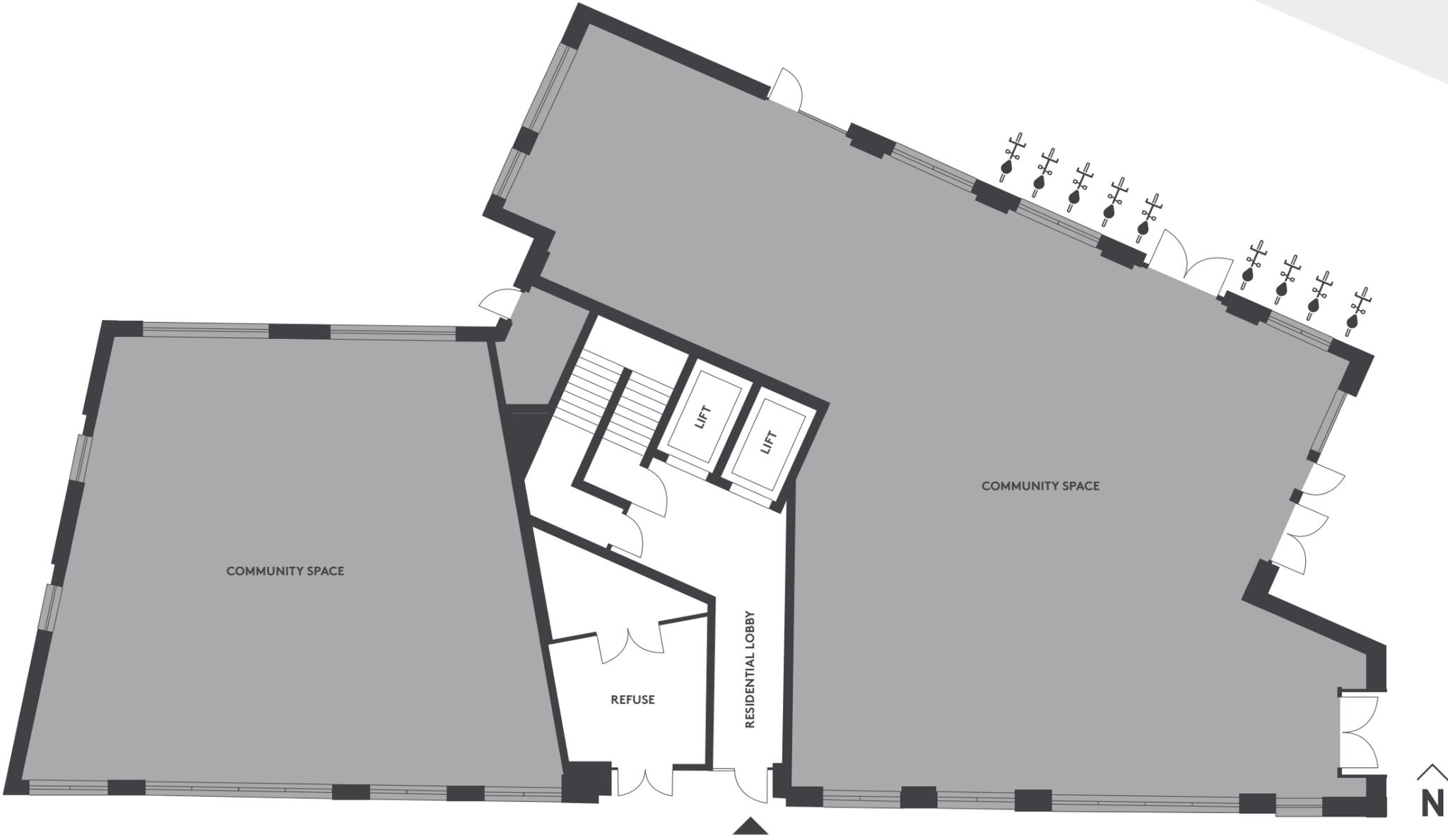
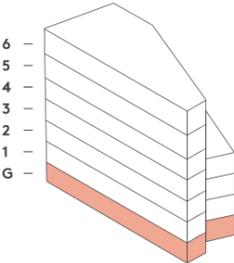
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# Ground Floor

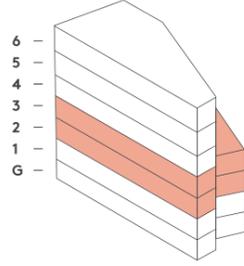


COLVILLE REGENERATION AREA



PENN STREET

# Floor 2 & 3



## Key

- One Bedroom
- Two Bedroom
- Three Bedroom



### Apartment 7 & 13 - Type 1

Living/Kitchen	6.8m x 3.9m	(22'4" x 12'10")
Bedroom 1	3.4m x 3.4m	(11'2" x 11'1")
Bedroom 2	3.4m x 3.4m	(11'2" x 11'2")
<b>Total Area</b>	<b>70sqm</b>	<b>753sqft</b>
<b>Balcony</b>	<b>8sqm</b>	<b>86sqft</b>

### Apartment 8 & 14 - Type 1 Handed

Living/Kitchen	6.8m x 4.0m	(22'4" x 13'1")
Bedroom 1	3.4m x 3.4m	(11'2" x 11'1")
Bedroom 2	3.4m x 3.4m	(11'2" x 11'2")
<b>Total Area</b>	<b>71sqm</b>	<b>764sqft</b>
<b>Balcony</b>	<b>8sqm</b>	<b>86sqft</b>

### Apartment 9 & 15 - Type 2

Living/Kitchen	7.8m x 6.2m	(25'7" x 20'6")
Bedroom 1	5.1m x 4.2m	(16'8" x 13'11")
Bedroom 2	4.0m x 3.4m	(13'0" x 10'12")
Bedroom 3	4.1m x 2.7m	(13'4" x 8'8")
<b>Total Area</b>	<b>94sqm</b>	<b>1012sqft</b>
<b>Balcony</b>	<b>8sqm</b>	<b>86sqft</b>

### Apartment 10 & 16 - Type 3

Living/Kitchen	5.8m x 5.1m	(19'1" x 16'8")
Bedroom 1	5.0m x 3.5m	(16'4" x 11'4")
<b>Total Area</b>	<b>52sqm</b>	<b>560sqft</b>
<b>Balcony</b>	<b>8sqm</b>	<b>86sqft</b>

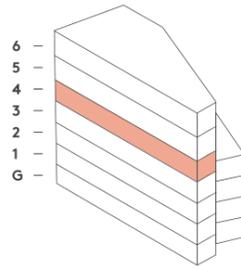
### Apartment 11 & 17 - Type 4

Living/Kitchen	6.1m x 5.3m	(20'1" x 17'3")
Bedroom 1	4.1m x 3.2m	(13'5" x 10'5")
Bedroom 2	4.1m x 3.2m	(13'5" x 10'4")
<b>Total Area</b>	<b>76sqm</b>	<b>818sqft</b>
<b>Balcony</b>	<b>8sqm</b>	<b>86sqft</b>

### Apartment 12 & 18 - Type 5

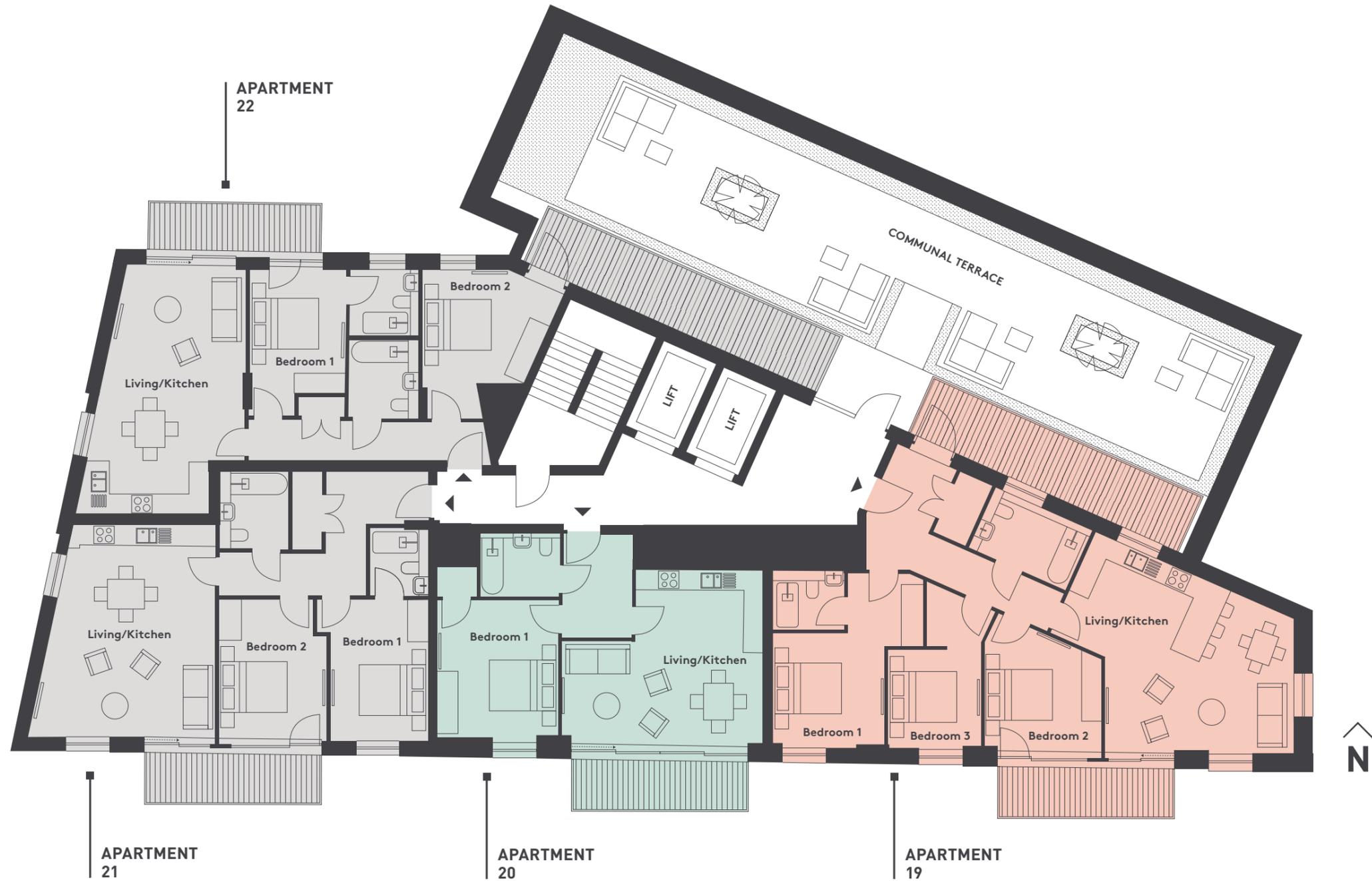
Living/Kitchen	7.2m x 4.5m	(23'8" x 14'10")
Bedroom 1	4.3m x 2.8m	(14'2" x 9'0")
Bedroom 2	4.3m x 4.0m	(14'2" x 13'3")
<b>Total Area</b>	<b>72sqm</b>	<b>775sqft</b>
<b>Balcony</b>	<b>8sqm</b>	<b>86sqft</b>

# Floor 4



## Key

- One Bedroom
- Two Bedroom
- Three Bedroom



### Apartment 19 - Type 2

Living/Kitchen	7.8m x 6.2m	(25'7" x 20'6")
Bedroom 1	5.1m x 4.2m	(16'8" x 13'11")
Bedroom 2	4.0m x 3.4m	(13'0" x 10'12")
Bedroom 3	4.1m x 2.7m	(13'4" x 8'8")
<b>Total Area</b>	94sqm	1012sqft
<b>Balcony</b>	8sqm	86sqft
<b>Terrace</b>	16sqm	172sqft

### Apartment 20 - Type 3

Living/Kitchen	5.8m x 5.1m	(19'1" x 16'8")
Bedroom 1	5.0m x 3.5m	(16'4" x 11'4")
<b>Total Area</b>	52sqm	560sqft
<b>Balcony</b>	8sqm	86sqft

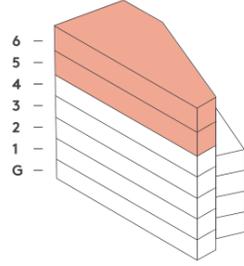
### Apartment 21 - Type 4

Living/Kitchen	6.1m x 5.3m	(20'1" x 17'3")
Bedroom 1	4.1m x 3.2m	(13'5" x 10'5")
Bedroom 2	4.1m x 3.2m	(13'5" x 10'4")
<b>Total Area</b>	76sqm	818sqft
<b>Balcony</b>	8sqm	86sqft

### Apartment 22 - Type 5

Living/Kitchen	7.2m x 4.5m	(23'8" x 14'10")
Bedroom 1	4.3m x 2.8m	(14'2" x 9'0")
Bedroom 2	4.3m x 4.0m	(14'2" x 13'3")
<b>Total Area</b>	72sqm	775sqft
<b>Balcony</b>	8sqm	86sqft
<b>Terrace</b>	17sqm	183sqft

# Floor 5 & 6



## Key

- One Bedroom
- Two Bedroom
- Three Bedroom



### Apartment 23 & 27 - Type 2

Living/Kitchen	7.8m x 6.2m	(25'7" x 20'6")
Bedroom 1	5.1m x 4.2m	(16'8" x 13'11")
Bedroom 2	4.0m x 3.4m	(13'0" x 10'12")
Bedroom 3	4.1m x 2.7m	(13'4" x 8'8")
<b>Total Area</b>	94sqm	1012sqft
<b>Balcony</b>	8sqm	86sqft

### Apartment 24 & 28 - Type 3

Living/Kitchen	5.8m x 5.1m	(19'1" x 16'8")
Bedroom 1	5.0m x 3.5m	(16'4" x 11'4")
<b>Total Area</b>	52sqm	560sqft
<b>Balcony</b>	8sqm	86sqft

### Apartment 25 & 29 - Type 4

Living/Kitchen	6.1m x 5.3m	(20'1" x 17'3")
Bedroom 1	4.1m x 3.2m	(13'5" x 10'5")
Bedroom 2	4.1m x 3.2m	(13'5" x 10'4")
<b>Total Area</b>	76sqm	818sqft
<b>Balcony</b>	8sqm	86sqft

### Apartment 26 & 30 - Type 5

Living/Kitchen	7.2m x 4.5m	(23'8" x 14'10")
Bedroom 1	4.3m x 2.8m	(14'2" x 9'0")
Bedroom 2	4.3m x 4.0m	(14'2" x 13'3")
<b>Total Area</b>	72sqm	775sqft
<b>Balcony</b>	8sqm	86sqft

# Thornsett is a bespoke property development company.

We pride ourselves on our refreshing and creative approach to providing homes where people want to live. Our homes are all built to the highest standards and incorporate the latest in contemporary design enhanced by traditional skills and experience. For the past 30 years, our reputation has been earned through providing quality and value for money that meets the expectations of today's sophisticated buyer.



## Hackney Gardens.

Hackney Central brings together the old and the new. Local gems like the Hackney Empire are preserved whilst newcomers like the Fashion hub are embraced. At the heart of this diverse, vibrant, and creative community lies Hackney Gardens; a development of 58 apartments and a 13,500 sqft community hub. Nestled between Mare Street and a Grade II\* listed Church, it maintains the harmonious balance of past and present perfectly.



## Mosaic Place.

Located in the Borough of Croydon, Mosaic Place is a landmark development for Purley. Arranged across two sites, this regeneration project will provide 220 apartments and a new 37,000 sq.ft church and community facility for the Purley Baptist Church. The Island Site will include a 17-storey tower element, giving residents impressive views across London.

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