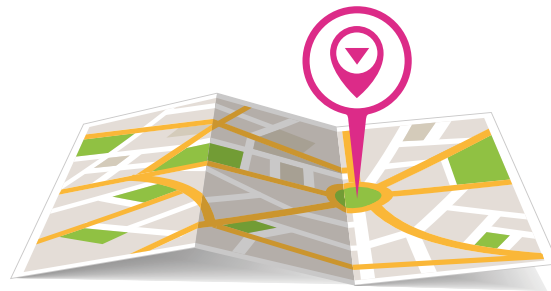


PROPERTY AREA GUIDES



A GUIDE TO
HOXTON





A GUIDE TO HOXTON

Firmly established as one of east London's most sought after locations, Hoxton is occupied by well-paid young City, tech and start-up workers who want the privilege of living in the heart of London and are able to hang out at some of the City's coolest bars and restaurants

Located in Hackney borough, Hoxton lies just north of the City of London. It is bordered by Regent's Canal on the north side, Wharf Road and City Road to the west, Old Street to

the south and Kingsland Road to the east. Hoxton occupies two postcodes, N1 and E2. The lack of available building land in Hoxton means there are no big developments in the area, nor any plans to build either. Most developers are forced to build small-scale homes on limited former industrial or derelict sites.

You can find small clusters of lovely Georgian townhouses, many of them converted to flats, which survived wartime bombing and post-war social house building.



There are a number of lively and ever-expanding varieties of places to eat and drink in Hoxton, from quieter and cosy places like Petit Pois Bistro, to the hip and quirky places such as Hoxton Square Bar & Kitchen.

There's no way you can get bored here, with its buzzing vibe and Shoreditch just around the corner.

There are countless pop-up bars and restaurants around Hoxton, including the Box Park just up the road.

The beautiful and innovative Hoxton Hall theatre puts on shows, mostly during springtime. The nearby Electric Cinema Shoreditch is a glamorous small screening room offering current releases and cult classics.




RESTAURANT & LEISURE



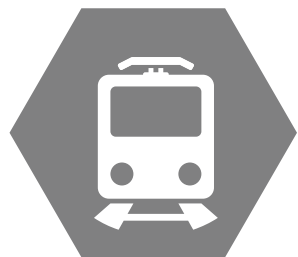
For such an urban area, Archway surprisingly has a number of parks and open spaces.

The largest in the area is Waterlow Park, a park in Highgate Hill with views over central London, as does Dartmouth Park in Dartmouth Park Hill. Whittington Park has an outdoor gym and a café run by the local community association. It's home to Dick Whittington's topiary cat at the Holloway Road entrance.

Fitness and fun seeking residents flock to Archway Leisure Centre is popular among fitness fanatics and also loved by children with access to a swimming pool and its sloping beach. The Leisure Centre's central location means many of the bus stops and Archway Tube station makes it convenient to get to.



LEISURE



TRANSPORT

Hoxton Station is on London Overground's East London line and runs a 24-hour service at weekends.

Whitechapel Tube station is two stops away, providing links to the District and Hammersmith & City lines.



Whitechapel



Whitechapel



District line

Hammersmith & City line



SCHOOLS

PRIMARY SCHOOL

Hoxton also has a trio of primaries rated “good” by the Government schools inspector, Ofsted:

Hoxton Garden Primary in Ivy Street

Thomas Fairchild Community School in Forston Street

St Monica’s Catholic Primary School in Hoxton Street

Virginia Primary School, just bordering into Tower Hamlets, has an “outstanding” Ofsted report.

SECONDARY

Hoxton itself has no secondary schools, but nearby areas do

City of London Academy Islington

Haggerston School

HIGHER EDUCATION

Court Theatre Training Company drama school

National Centre for Circus Arts

The Prince’s School of Traditional Arts



ABOUT US

Living Space Estate Agents is one of North London's leading residential sales, lettings & property management agents. Combined with over 18 years experience in the industry and local area has provided us with the valuable knowledge and enviable reputation as a professional, dedicated and proactive organisation, which looks after its clients interests at all times.

We constantly review the services we provide our clients, to ensure we are at the cutting edge of the industry. We tailor our services to each individual clients needs, where we are able to provide the services they require in helping them to achieve their goals, "a swift letting or sale without all the usual complications and stresses".



WE PROVIDE SERVICES



Living Space Estate Agents
105 St Pauls Road Islington
London, N1 2NA

Lettings 0207 354 0505
Sales 0207 354 5005
Management 0207 354 5015

info@lsea.co.uk
www.lsea.co.uk

LIVINGSPLACE
ESTATE AGENTS