HOXTON
NINE

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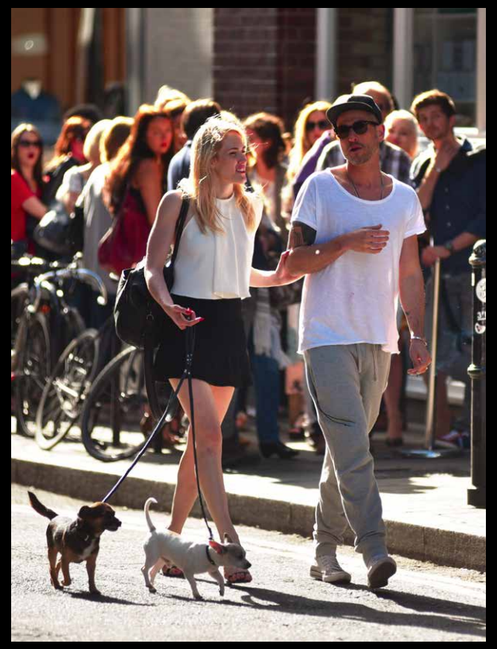
TO THE NINES

Covering the entire top floor at Hoxton Nine, the penthouse apartment is completed with a top-of-the-line spec like no other. Considered with individuality in mind, the penthouse is designed with direct lift access, sizeable roof terrace and a balcony to the master bedroom.

Find balance, perspective and comfort in the heart of Hoxton. Find Hoxton Nine.

LIVE LOCAL

Albion Shoreditch



Fresh food markets ensure that your cupboards are always stocked with seasonal produce, whilst local restaurants and cafés provide a space for daytime entertainment whatever the occasion. As a resident of Hoxton Nine, every day holds something different.

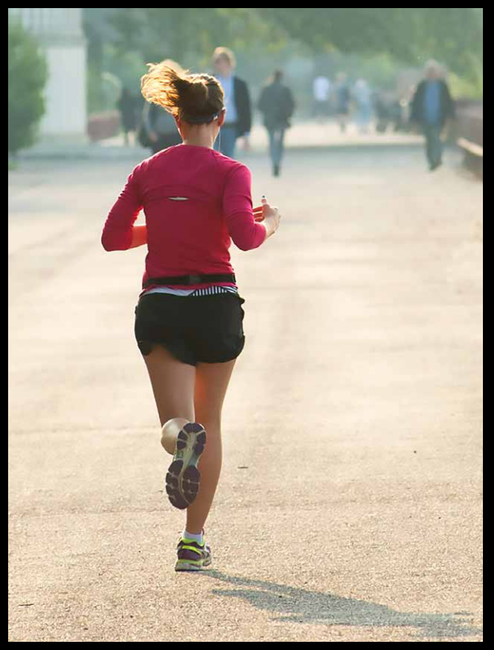
Bottega Prelibato

Columbia Road Flower Market

YOUTHFUL SPIRIT

Goodhood Store

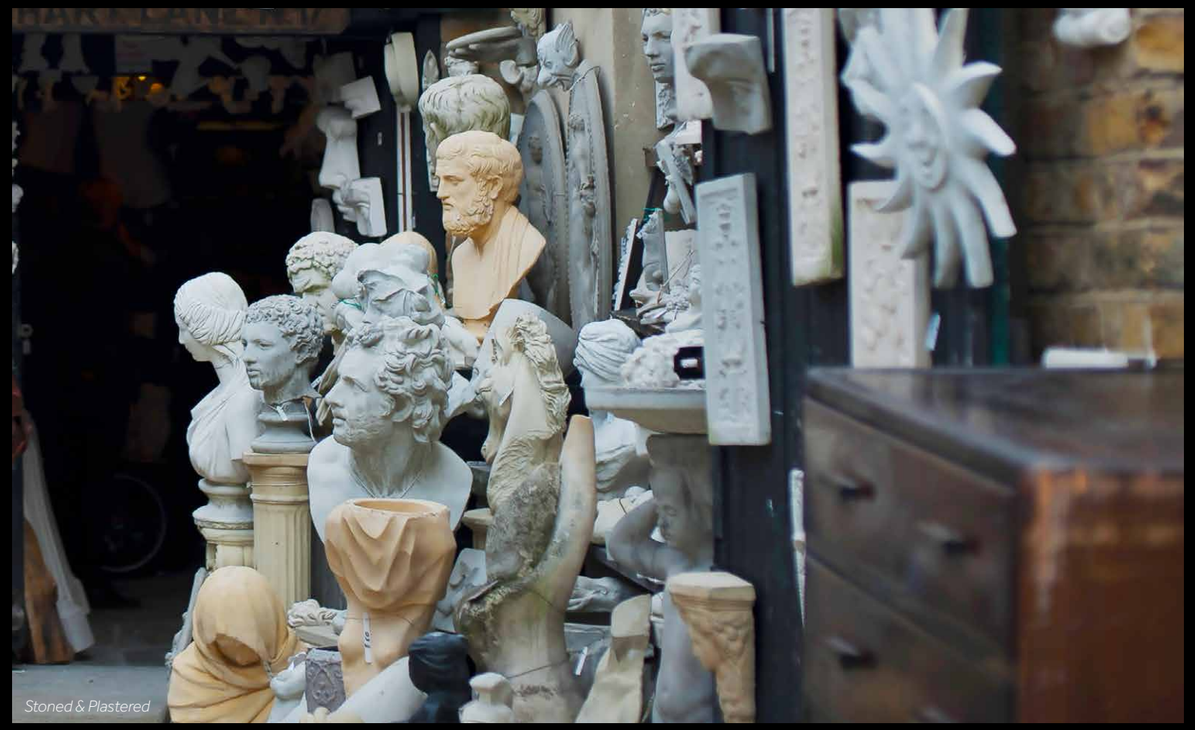
Murdock London



Fiorentini + Baker

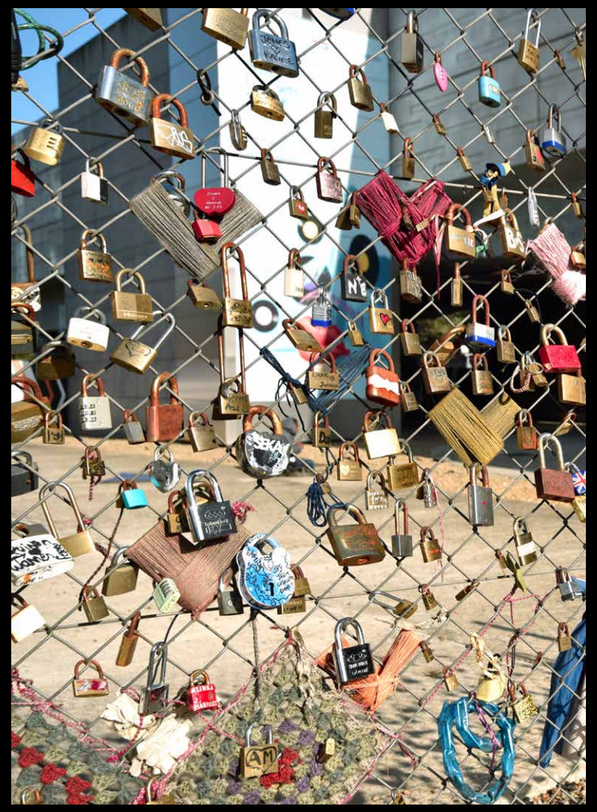
A pick of top fashion retailers are found on the doorstep and even more down the road in Shoreditch. A trip to the salon will have you looking sharp, whilst one of the many local fitness classes keeps you feeling youthful – whatever the season, the latest look is readily available.

ON THE INSIDE



Stoned & Plastered

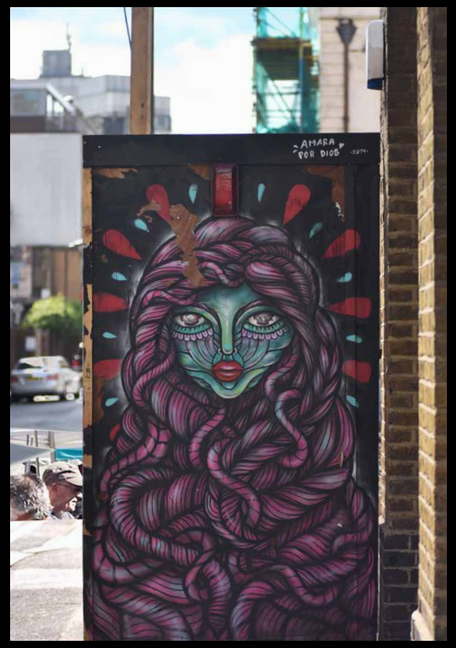
Electric Cinema

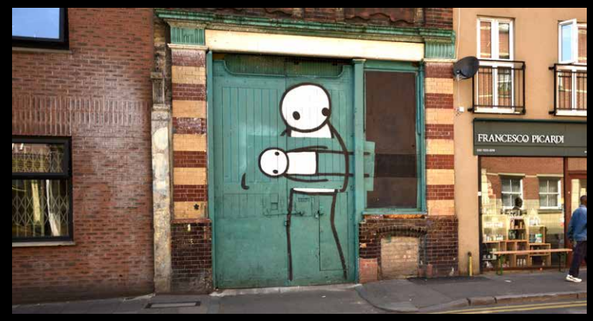


Living in one of the most diverse cities in the world, with your home in one of its most accessible areas, there's always something new to experience, or a secret hideaway to discover. Everything from underground cinemas to hidden antique shops and tucked away bars.

Columbia Road

ART WAVE





Hoxton has the art scene that blossomed here in the late 80s to thank for the way it feels today. Just walking out of your front door the streets, bridges and walls are adorned with an abundance of street art and provide inspiration for pieces that may feature in your new home. The legacy of the area's artistic past is also prevalent in the number of successful local galleries close by.

Various examples of street art in Hoxton and Shoreditch

GREEN LONDON

Spitalfields Market

Boxpark

London has a great number of open spaces, each unique to the next. Whether you're looking for an afternoon stroll or a romantic picnic, you're sure to find the perfect spot.

Get lost exploring the numerous canals, ponds and pavilions at Victoria Park – also home to a host of outdoor summer events. Closer to home and a little less vast is Hoxton Square, perfect for a few drinks in the sun and a good meeting point all year round.

SUN DOWN

Mr Buckley's

Renowned for its vibrant lifestyle and hedonistic nature, Hoxton offers more than your average night on the tiles. Experimental cocktail bars neighbour traditional East End boozers, and with plenty of high-end establishments open well into the early hours, there's a plethora of clubs, bars and restaurants to keep you entertained.

Dishoom Shoreditch

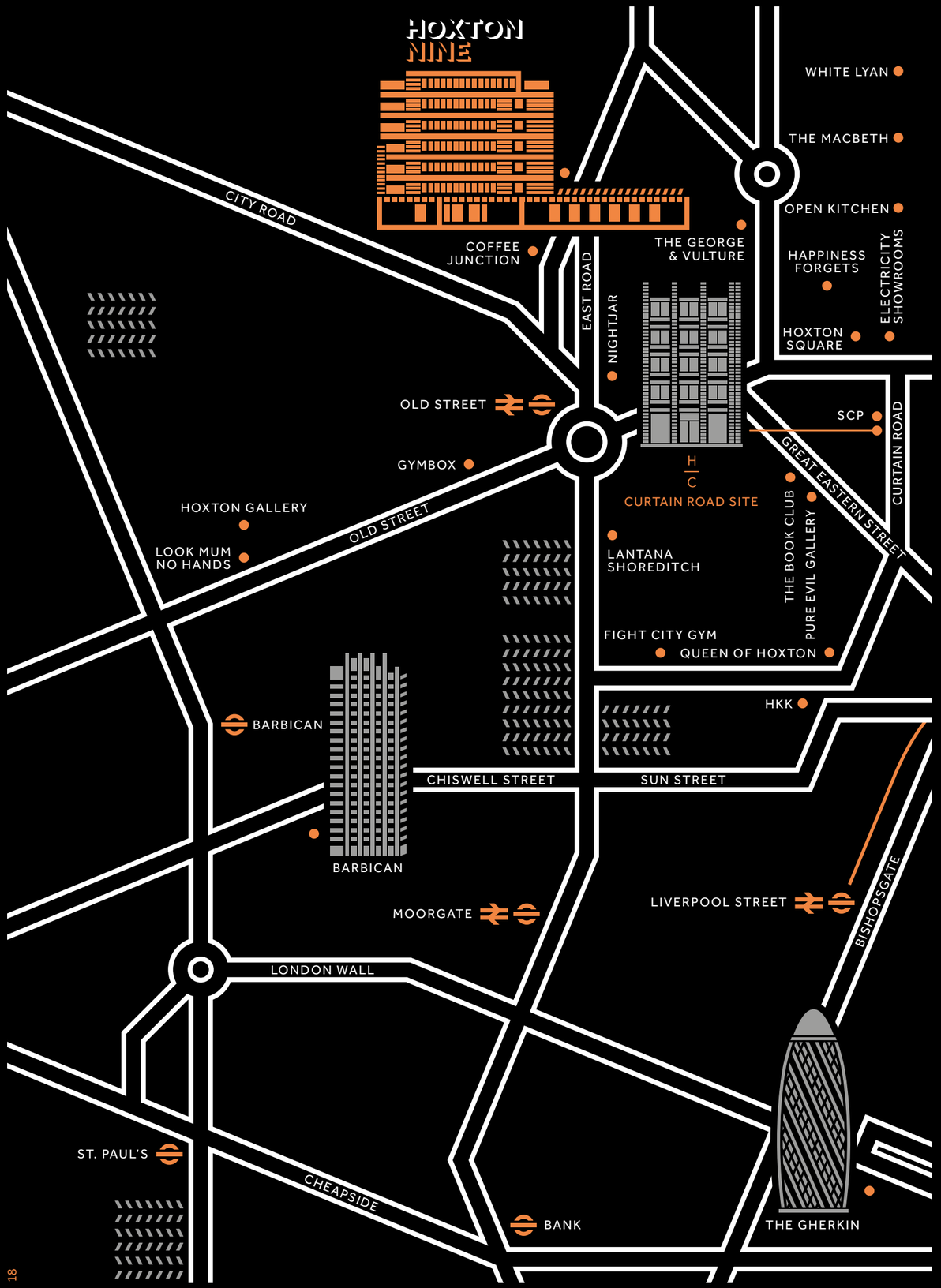
Hoxton Square Bar & Kitchen

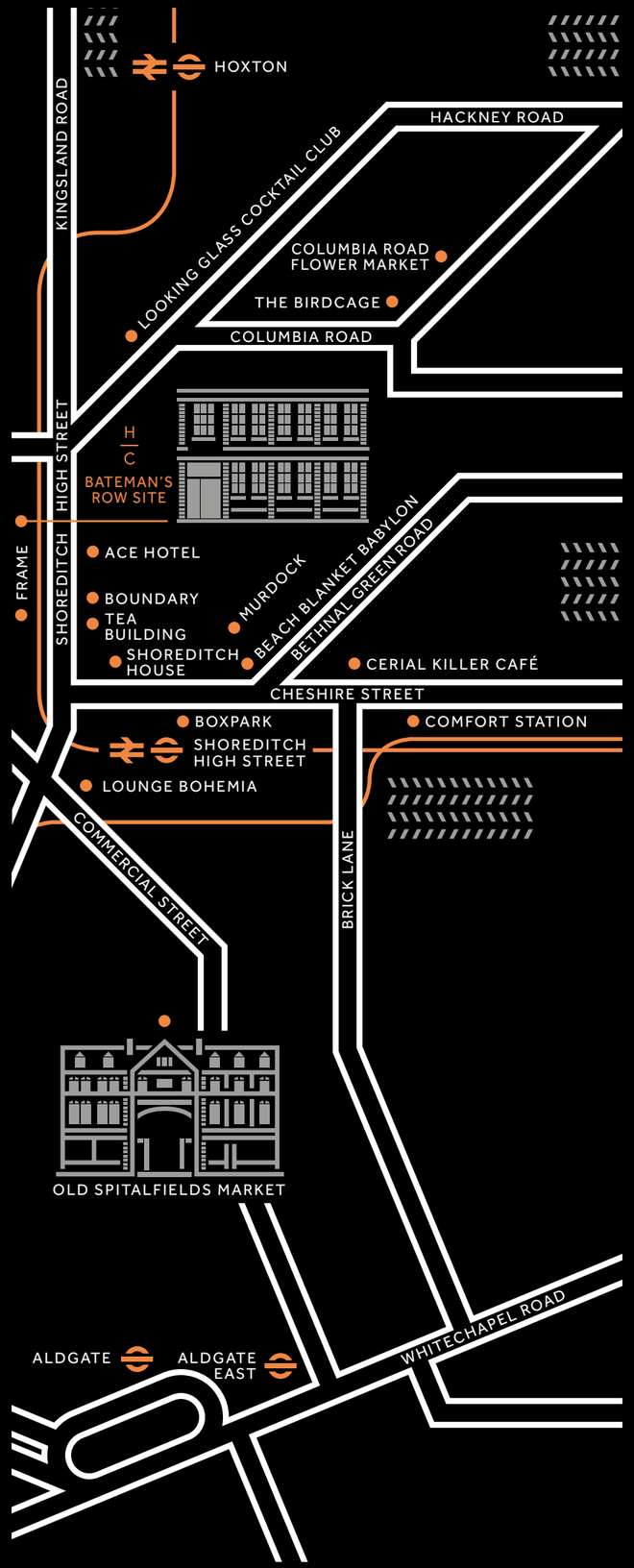
XOYO

TUNNEL VISION

Walking duration is calculated from 99 East Road. Sourced from tfl.gov.uk

With Old Street station only a short walk away, and as one of the most well-connected transport hubs in the capital, it's a breeze reaching all four corners and beyond. If you work in the City, life couldn't be easier and a short walk or cycle means you'll be in the office within minutes.





SPREAD YOUR WINGS

With so many iconic places at your finger tips there is no excuse not to step out of your new neighbourhood and explore the wider city. And in 2018, Crossrail will link east to west, providing nearby Liverpool Street with even more options and making the station the best place to navigate the whole metropolitan of Greater London.

COFFEE JUNCTION	2 MINS
NIGHT JAR	3 MINS
THE GEORGE & VULTURE	4 MINS
GYM BOX	7 MINS
HAPPINESS FORGETS	7 MINS
LANTANA	7 MINS
THE MACBETH	8 MINS
ELECTRICITY SHOWROOMS	8 MINS
OPEN KITCHEN	8 MINS
WHITE LYAN	9 MINS
SCP	10 MINS
CALLOOH CALLAY	10 MINS
THE BOOK CLUB	11 MINS
FIGHT CITY GYM	11 MINS
PURE EVIL GALLERY	11 MINS
LOOKING GLASS	12 MINS
LOOK MUM, NO HANDS	12 MINS
HOXTON GALLERY	12 MINS
FRAME	13 MINS
ACE HOTEL	13 MINS
LOUNGE BOHEMIA	14 MINS
HKK	14 MINS
QUEEN OF HOXTON	14 MINS
BOXPARK	15 MINS
BOUNDARY	15 MINS
SHOREDITCH HOUSE	16 MINS
THE BIRDCAGE	17 MINS
BEACH BLANKET BABYLON	17 MINS
MURDOCK	17 MINS
COLUMBIA RD FLOWER MARKET	18 MINS
CEREAL KILLER	20 MINS
COMFORT STATION	21 MINS
OLD SPITALFIELDS MARKET	22 MINS

Journey times are based on the quickest method of all transport modes from the Hoxton Nine development. Sourced from tfl.gov.uk

INNER SPACE

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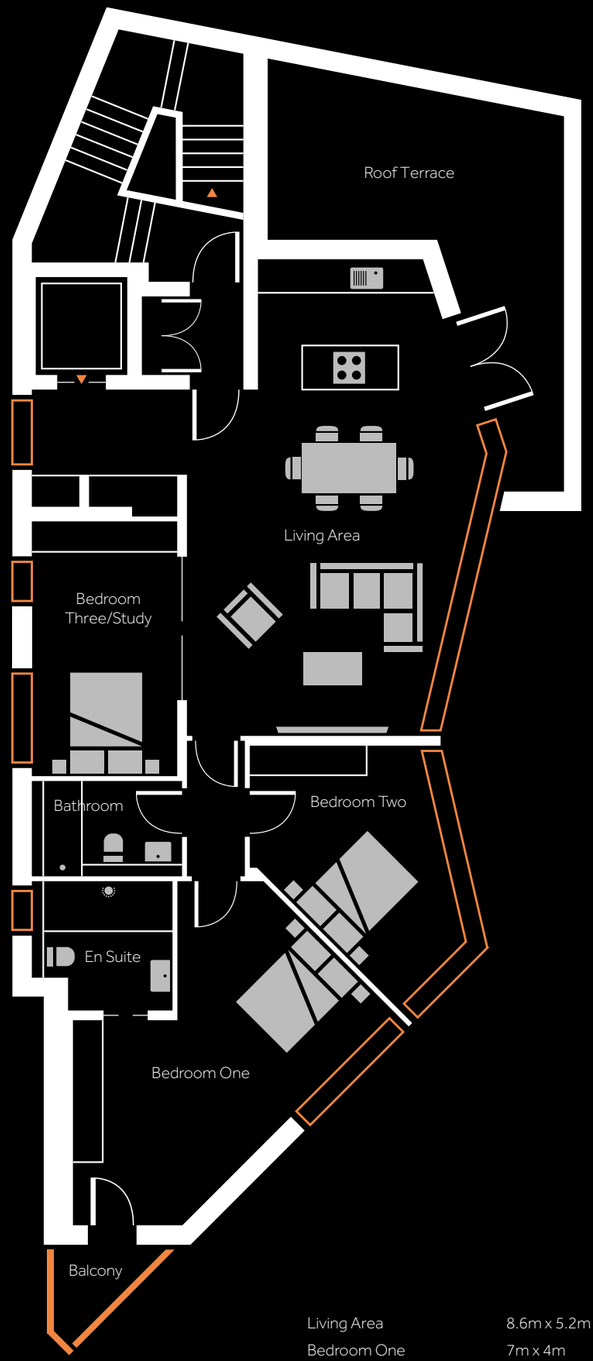
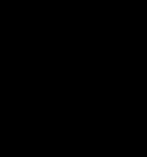
Penthouse 11



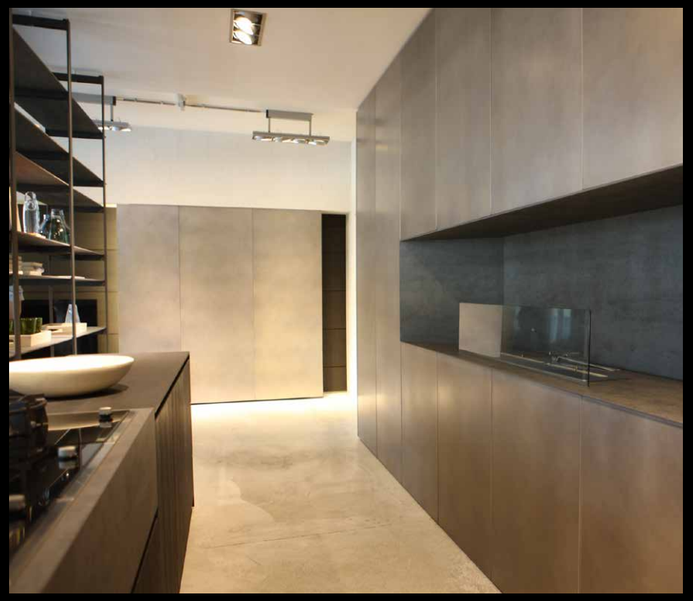
NORTH



Living Area	8.6m x 5.2m	28.2ft x 17ft
Bedroom One	7m x 4m	30ft x 13ft
En Suite	2.3m x 2.5m	7.5ft x 8.2ft
Bedroom Two	4.7m x 3.5m	11.5ft x 5.6ft
Bedroom Three/Study	4.6m x 2.7m	15.1ft x 8.9ft
Bathroom	2.5m x 1.7m	8.2ft x 5.6ft
Total Area	**106.9 sqm**	**1150.6 sqft**
Balcony	**2.03 sqm**	**21.8 sqft**
Roof Terrace	**6.2m x 4.8m**	**20.3ft x 16.7ft**

Room dimensions are to be carefully considered prior to purchase of furniture and must not be used for the purchase of flooring or window treatment. All measurements are approximate and may vary within a tolerance of 5%

SPECIFICATION



KITCHEN

- Contemporary handleless kitchen design created by Design Space London
- Lacquered metal door fronts with grey internals
- Raven Stone worktops with exposed honed edges
- Raven Stone sink to create a continuous solid surface
- Brushed Stainless Steel faucet with adjustable spout by Hansgrohe
- Feature smoke mirror splashback
- Ambient LED lighting
- Wine Cooler for 16 Bottles
- Siemens appliances:
  - Siemens Fridge Freezer
  - Siemens Dishwasher
  - Siemens concealed Microwave Oven
  - Siemens flush mounted induction hob
  - Siemens Washer/Dryer (located in store cupboard)

BATHROOM

- Bathroom design by Sophie Smith
- Sanitaryware by Duravit
- Wall mounted brassware by Hansgrohe Axor
- Custom Cabinetry by Neatsmith of London
- Heated Towel Rail
- Oversized walk through shower
- Overhead ceiling mounted Rainfall showers

GENERAL

- Unique fully glazed curtain wall façade
- Zoned underfloor heating throughout with touch screen controls
- Bespoke cabinetry with matt black power coated metal and smoke mirror internals by Neatsmith, London
- Individually designed Direct Access Kone lift
- Carefully considered creative lighting design
- Balcony to Master Bedroom
- Large Terrace with ambient outdoor lighting off Reception Area

DOORS

- Oversized black doors by Vicaima

FLOORING

- Engineered wood board flooring to living spaces in unique design
- Bedrooms to be fitted with luxurious carpet

ELECTRONICS & ENTERTAINMENT

- Future proofed for audio system
- Low energy LED downlights

SECURITY

- Fully Fitted Alarm
- Video Entry Phone BPT
- Hardwired smoke and carbon monoxide alarm
- Secure cycle parking inside ground floor
- 10 year new home warranty by BLP

H
C

HAMILTON COURT DEVELOPMENTS

Hamilton Court Developments is a niche residential property development company focused upon delivering high quality schemes throughout Central London. With over 50 years of property experience, Hamilton Court Developments have the expertise, knowledge and understanding to develop outstanding homes in the capital. We pride ourselves on creating unique, inspiring and practical living spaces in keeping with the environment. Our attention to details is with the end user in mind which ensures the highest standard of finish both inside and out. Our reputation is achieved though our professionalism and commitment to delivering the highest quality of service and product. At Hamilton Court Developments we strive to build homes that we are proud of and Hoxton NIne is no exception. Working with an expert design team, Hamilton Court Developments have once again been able to create a unique property that we would be proud to call home.

MISREPRESENTATION ACT: These particulars are not to be considered as a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or its agent. These particulars are correct at time of issue. In view of our continuing aim to improve our developments the detailed specification and/or layouts may change. If any points are important please clarify with us prior to viewing. These particulars are issued strictly on the basis that no visits to site will be made unless accompanied by the selling agent.

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HAMILTON COURT
DEVELOPMENTS

99 EAST ROAD
HOXTON
LONDON
N1 6AW
HOXTONNINE.CO.UK