

# HOXTON WEST N1





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**Buckland  
Street**



**Wimbourne  
Street**



Close to the City centre, Hackney is renowned for its bustling markets, street art, leafy parks and trendy bars, cafes and restaurants.



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



# WAKE

And stretch in your stylish new apartment, where every detail has been considered. The fitted Cormar carpet in your bedroom and underfloor heating will feel luxurious underfoot, while the sleek urban white sanitary ware and high quality modern kitchen will invigorate the start of your day.

Apartment images are for illustrative purposes only



From the flooring to the finishing, you'll get out of bed on the right side knowing that you can trust in the superior quality of your new home.

**Light**  
**Space**  
**Sunlight**  
**Views**  
**Trees**

# EAT

The neighbourhood may be small in size but it's perfectly placed for some of London's best Vietnamese restaurants, Kiwi cafes, French cuisine, Scandi-cool eateries and off-piste foodie bars. Whether it's the quirky, the high-end, a laid-back coffee shop or a traditional pub you're after, there's plenty of choice along the Kingsland Road or in bustling Hoxton Square.



If hip hangouts are your thing, then look no further than trendy Hoxton and bordering Shoreditch. This part of East London bustles with family gems and high-end cuisine.

**Savour every moment.**





# MOVE

With excellent transport links, canalside walkways and some of the best cycle routes in London, getting around Hoxton is a breeze. With Hoxton Overground around the corner and Old Street Tube Station a short walk away, Hoxton is an easy commute to Canary Wharf, King’s Cross and the West End.

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.

**Hoxton. Live life connected.**

## SCHOOLS

1. Thomas Fairchild Community School
2. New Regent's Secondary School
3. Shoreditch Park Primary School
4. St John the Baptist Primary School
5. Rosemary Works School
6. City of London Academy
7. Hoxton Garden Primary School
8. St Monica's Roman Catholic Primary School
9. New City College, Hackney
10. The Bridge Academy
11. Haggerston School



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

100m





# WORK

Hoxton and Shoreditch are renowned for their vibrant creative scene, attracting a diverse range of industries, from tech start-ups and advertising agencies to independent stores and art galleries. This dynamic environment fosters innovation and collaboration, making it an ideal place for professionals seeking inspiration and growth.

Hoxton West N1



Stretching your legs at lunchtime, you'll find many convenient amenities, including street food, cafes, stylish restaurants and if you fancy one for the road, you will be spoilt for choice from craft beers to wine spritzers and grand cocktail venues.

**Creativity,  
culture, and  
convenience.**



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 Kingsland Road or nearby Brick Lane, you'll find everything from British designer bags, artisan gifts for friends, to beauty and grooming products and camping gear.

# SHOP



**An oasis of shops – right on your doorstep.**



Not forgetting this area's famous street markets: Hoxton Street Market is Hackney's oldest, established in 1687. Why not wander through Shoreditch Street Food Market for its Urban Food Fest? A short walk away in Bethnal Green is the wonderfully fragrant Columbia Road Flower Market.







# LEARN

**Names for Buckland and Wimbourne**

**Women's Intersectional History - focused  
on science, maths & medicine**

# INSPIRE

For too long women in history have been ignored, forgotten or unrecognised. That's why we have chosen to name our apartments after women of note who walked the streets of Hackney over the past three hundred years. Recognised in the significant contribution they made to their fields of mathematics, science, engineering and medicine, we are proud to put their names to our buildings, where they will be remembered for future generations.

## Streets ahead

These are women who were fearless, who fought to be heard and changed the future of science. True creatives in their field, their work benefited the wider community and paved the way for further pioneering.



## Verena Holmes (1889-1964)

Holmes Court – Wimbourne St South Block

Inventor, mechanical engineer and writer, Holmes fought for women's equal opportunities, setting up training colleges for women engineers. Whilst building wooden propellers for World War I planes, she attended evening classes in Shoreditch Technical Institute, on Pitfield Street, Hoxton.

Unwavering in her determination to provide training opportunities for budding women engineers, Holmes helped set up the Women's

Technical Services Register during the Second World War, which included a training course for women munitions workers to allow them to apply for roles such as junior draughtsmen and laboratory assistants. She went on to found the women only engineering firm of Holmes and Leather in 1946 and became the first woman member elected to the Institute of Mechanical Engineers.





## **Elsie Hooper (1879-1969)**

Hooper Court – Wimbourne St North Block

One of the first women pharmacists and an active suffragist, Hooper was born at 174 Amburst Road, Hackney, before being educated at Pond House, Clapton. A prominent businesswoman, she opened two pharmacists in London, offering employment for women.

The first woman in her field to receive two Pharmaceutical

Society scholarships, Hooper became a pioneering researcher and analyst.

She continued to campaign and march for women's suffrage, representing her profession in the Women's Coronation Procession, a 40,000-strong march from Westminster to the Albert Hall in support of votes for women.



## **Barbra Burford (1944 - 2010)**

Burford Court – Buckland St Villa A

Medical researcher, healthcare pioneer and champion for equality and diversity.

Born in Jamaica, Burford moved to London in 1955. She was educated at Dalsty County Grammar School (now Petchy Academy) and studied medicine at London University.

A lifelong writer, active in feminist politics, her poems appeared in the first British Black Women's poetry anthology.

As a medical researcher for the NHS, she worked in electron microscopy, conducting groundbreaking studies in heart and lung transplant surgery for infants and children. Her research underpinned NHS diversity and inclusion guidelines and policies.

As the director of diversity at the Department for Work and Pensions from 2002 until 2005, she led the development of equality schemes to improve services for people from ethnic minorities.



## Margaretta Beaufoy (1763 – 1800)

Beaufoy Court– Buckland St Villa B

Margaretta Beaufoy was born in London in 1788 and went on to elope with her cousin, eminent physicist and astronomer, Mark Beaufoy. After travelling together in Neuchatel, Switzerland, they set up home in Hackney, where Beaufoy's husband corresponded with the leading astronomers of his day both at home and abroad.

A talented mathematician living in a time when women's access to education was limited, Beaufoy

worked alongside her husband, assisting him with various mathematical and astronomical calculations, most notably calculating the latitude to Mont Blanc. This resulted in her husband's successful climb to the summit in 1787, the first Englishman to achieve this accolade.

A lifelong resident of Hackney Wick, Margaretta Beaufoy is buried in St John's church yard.



## Dr Helen Mackay (1891 – 1965)

Mackay Court– Buckland St Villa C

Mackay studied at the London School of Medicine for Women, before becoming the first female house physician and surgeon at the Queen Elizabeth Hospital for Children in Hackney. She went onto work at the Mothers' Hospital for 40 years, becoming the first woman fellow of the Royal College of Physicians.

Unmarried, Mackay cowrote a paper on anaemia with her lifelong companion, Loral Goodfellow. She was one of the first women

members to be elected on the British Paediatrics Association in 1945.

A leading figure in childhood nutrition and preventive healthcare, her groundbreaking research into diet and rickets in children led to conclusive evidence of a link between iron deficiency and childhood anaemia. This led to new EU legislation requiring formula milk to be fortified with iron and for breastfeeding to be advocated over formula.





With its newly refurbished play areas and home to numerous parks and green spaces, you'll be spoilt for choice living in Hoxton. Whether you enjoy paddleboarding on the canal, or beach volleyball, ziplining or bouldering in the park, you'll find plenty that floats your boat in Hoxton's parks and waterways.



Take your family to Shoreditch Adventure Playground. Or visit Hackney City Farm Farmyard, where you'll find farm animals, plus a garden with an Italian café right in the heart of Haggerston Park.



# PLAY

**Hoxton. Where having fun is child's play.**



# RELAX

Relax on your private balcony or garden listening to the city wake up, or enjoy a steam room, swim or sauna at nearby state-of-the-art Britannia Leisure Centre. And at the end of a working day wind down with a stroll along the canalside or through leafy Shoreditch Park with its mature sycamore, silver birch and horse chestnut trees.



Whether you're a professional looking for the buzz of city living or growing your family, you'll feel at home outside and in. Mikhail Riches is the UK's leading architect in sustainability-led design. So it's no wonder that your new home has been developed with your environmental and socially conscious values in mind.

**Room to move, space to grow.  
Relax. You're in Hackney.**



# LIVE

Hoxton has an artistic and vibrant spirit, it is one of London's most happening locations, sought after by young professionals, families and creatives who enjoy its close proximity to Shoreditch, Westend and the City. Its thriving community of people, galleries, indie craft breweries, quirky indie stores and street markets - make it one of the most diverse and coolest places to live in London.



Hoxton West N1



Art and history lovers will enjoy Hoxton Hall, a Grade II-listed Victorian music hall, and Geffrye Museum, housed in Grade I-listed almshouses, whilst foodies will love the gastro pubs, bakeries and restaurants from all around the world. For those seeking buzz and bustle, Hoxton is home to some of the best shopping and nightlife hotspots in the city.

**Live cool**  
**Live creative**  
**Live close**  
**Live connected.**



# DREAM

It may be small in terms of footprint, but Hoxton has always had big dreams for building. A mecca for cutting-edge architectural design, this pint-sized neighbourhood is home to London's Museum of the Home, in its historical eighteenth century almshouses, the iconic London Art'otel and creative studio hub, as well as Zaha Hadid-designed office space.

**Your dream is our design.**







### **Hackney is building homes**

Since 2011, Hackney Council has led the way in building new council homes. Our innovative, in-house building programme is now followed by other councils across London and the UK.

We have since delivered over 1,800 homes – more than half for social rent, shared ownership or Hackney Living Rent. We won't stop there. Between 2022 to 2026, we aim to deliver a further 40, across the borough.

At Hackney Sales our aim is simple. We will work with partners and suppliers who are committed to building excellent and sustainable homes for our current and new residents.



### **Hackney is building neighbourhoods**

Part of a broader vision to enhance public spaces, provide better amenities for residents across the borough, and support a fair recovery from the pandemic, our vision includes the development of three new schools, a state-of-the-art leisure centre, as well as training and employment opportunities for Hackney residents.

The plans for this area of development incorporate improved landscaping, public spaces, new children's play areas, updated street layouts, and commercial areas to help foster a more connected and welcoming environment.



### **Hackney is building communities**

In addition to providing much-needed new homes, we aim to ensure that the regeneration of Hackney benefits the wider estate and community.

Our projects include truly affordable Council homes for local families, shared ownership options to help people get onto the property ladder, and private sales homes for local buyers. The revenue from these sales supports the programme, ensuring that Hackney remains an inclusive place for all.

You can learn more about our unique approach to tackling Hackney's housing crisis, as we build genuinely affordable homes for the community, working closely with local residents.

**Visit: [hackney.gov.uk/building](https://hackney.gov.uk/building)**

## **Working together to build greener, healthier, safer and fairer Hackney**



### **Our borough**

The London Borough of Hackney is a vibrant and diverse inner-city borough located in East London. It is known for its rich history, having been home to various communities throughout the centuries. Hackney's diverse population is reflected in its rich cultural tapestry, with a wide range of festivals, events, and artistic expressions taking place throughout the year.

The borough has undergone significant regeneration in recent years, transforming into a hub for creativity and innovation. Hackney is now home to a thriving creative industries sector, with numerous independent businesses, art galleries, and music venues. The borough also boasts a number of beautiful parks and green spaces, providing residents and visitors with opportunities to relax and enjoy nature.

### **Our schools**

Hackney boasts a diverse range of primary and secondary schools, many of which have been rated "Outstanding" by Ofsted. The borough prioritizes teacher development, ensuring a highly skilled and motivated teaching staff provide an engaging environment for children to thrive. Additionally, Hackney invests in innovative teaching methods and resources, creating engaging and enriching learning environments for students.

Furthermore, many schools in Hackney foster strong community partnerships. These partnerships provide students with access to valuable extracurricular opportunities and support networks, enriching their educational experience beyond the classroom. This combination of factors contributes to the high quality of education offered in Hackney's schools.

### **Our green spaces**

Hackney is a borough brimming with 31 Green Flag parks and spaces, offering a welcome respite from the urban bustle, offering residents and visitors ample opportunities to connect with nature.

Among these, Shoreditch Park stands out as a vibrant community hub. Visitors can enjoy sports facilities like football pitches and a beach volleyball court, while children have their own dedicated play areas, including an adventure playground. The park also incorporates public art installations and an amphitheater, hosting various events throughout the year.

The Council has made significant efforts to improve access to green spaces for all residents, including initiatives to enhance existing spaces and make them more inclusive and welcoming to everyone.





### Why buy new?

We want our homes to be modern, high-quality properties that blend into Hackney's fantastic neighbourhoods. That's why we've worked with some of the most experienced and well-regarded architects in London, who have worked with local people for years on designing new buildings that will be great additions to our borough's rich architectural heritage.

With an LABC warranty, energy-efficient heating, and lower environmental impact, a new home offers reduced running costs and greater long-term value. And since everything we build comes with either a 10 or 12-year new build warranty, you can be sure your home was built to the highest standards. Your new home will also benefit from a defects period, which means any problems, defects or repairs that are because of the way something was built or installed will be put right for free.



### Quality at the heart

You'll be spoilt by the attention to detail in our stylish new apartments. Designed by award-winning architects, every feature guarantees comfortable, modern living – from the contemporary Saneux sanitary ware, sleek composite vanity work top, European wall tiling, to the tasteful mirror-fronted storage cabinet and heated chrome towel rails.

You will enjoy preparing food for friends and family in our stylish handleless ROK European kitchen featuring a dual-colour finish in Pearl Indigo Blue and White matt lacquer. Equipped with Bosch appliances, including a multifunction oven, integrated microwave, induction hob, dishwasher, and fridge/freezer, the kitchen is finished with a sleek white composite worktop, with under-mounted sink with chrome tap, and recessed LED lighting.



### Hackney Sales team

At Hackney Sales, we have a strong connection to Hackney and are deeply committed to its future. As part of Hackney Council's innovative and award-winning housing programme, we are proud to deliver high-quality homes for those who need them most.

Our friendly, knowledgeable Hackney Sales team are here to help you navigate buying your property every step of the way, meaning that you don't have to feel daunted by the sales process.

Not only that, as part of our commitment to revitalizing neighborhoods and creating new opportunities for local residents, you can feel proud that when you buy with us, you're not just purchasing a home; you're investing in the Hackney community.

## But don't just take our word for it...

A longstanding Hackney resident, Mark's close proximity to friends and green spaces made Stamford Hill an easy decision for the location of his new home. "I find Stamford Hill well connected with most things on your doorstep. You can get the overground south or further east or the Victoria line into central London. The light industrial area of South Tottenham has lots of homewares stores. Clapton and Stoke Newington have all your cafes and specialist stores. There are parks everywhere."

Whilst Mark considered old and new properties alike, Tower Court stood out to him. "It seemed solidly built and tasteful, not cheap rubbish for speculators to turn a quick profit off or a 'luxury apartment'. There was a mix of people in the block as well - singles, families, social housing tenants, young, old. I like that."

Whilst purchasing a home can feel daunting, Mark offers the following advice for those considering home ownership. "It's a big decision but you can't bottom out all the complexities and variables. Eventually you're just going to have to commit and hope for the best, so if you get a good vibe from a place don't faff about."

Operating as one of few Council led in-house sales and marketing teams, the Hackney Sales team are at hand to discuss the options available to you if you are considering purchasing through shared ownership.

**"Hackney sales were wonderful. By far the most unpretentious, honest, and straightforward of the sales agents that I interacted with. They were very knowledgeable about the terms of shared ownership, Hackney as a landlord, and the construction of the apartment.**

**Their advice and communication throughout the sales process was outstanding and I trusted them more than any other actor I engaged with throughout the home purchasing process."**





# SHARED OWNERSHIP

25 homes will be available across both Wimbourne and Buckland sites for people working in Hackney who can't afford to buy outright.

## What is shared ownership?

When you buy a home through our shared ownership scheme, you are buying the share that you can comfortably afford while paying rent to the Council for the share that you don't own. This means you'll take out a mortgage or pay in cash to buy a share (between 25% and 75% on most developments), and you will pay a subsidised rent for the share you haven't purchased. You will also pay a charge for the maintenance of the building and communal parts, known as a service charge.

## Why choose Shared Ownership?

Shared ownership is popular because it gives people an affordable way into home ownership, and overall monthly costs are usually less than you would pay in rent for an equivalent property on the open market.

## How much will it cost?

**Shared ownership is a part-buy, part-rent way of owning your own home.** By purchasing a share of a new home the deposit and mortgage you need will be less than if you were to buy the home in full on the open market. The initial share you can buy is between 25% and 75%\*, with the rest owned by the Council.

You will raise a mortgage to buy the maximum share that you can afford\*\* and pay rent on the remaining share you don't own. The monthly costs will usually be less than if you were buying the property outright or privately renting a comparable property.

You only buy what you can afford initially so that you don't overstretch yourself financially. After one year of ownership, you can buy more shares when you can afford to, or simply sell your share when you want to move.

### **Non-refundable Reservation Fee**

If we are able to offer you a property we will ask you to pay £500 to reserve it. This is deducted from the final price of your purchase at completion.

### **Property Valuation**

The amount you have to pay varies and in some cases additional fees may be required by your mortgage provider. Always ask your mortgage provider or mortgage adviser for a schedule of fees up front.

### **Legal Fees**

You will need to instruct a solicitor to act on your behalf. Legal fees vary, so always ask for an estimate first. A solicitor who has experience of dealing with shared ownership sales will be able to give you a realistic quote or a fixed fee proposal.

### **Stamp Duty**

Stamp duty will vary depending on the size of the share you buy and how you chose to pay it. Your solicitor will calculate this for you.





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