

# Easthaus



— £800,000



— 4th Floor Apartment



— 2 Bedrooms



— 2 Bathrooms



— Circa 783 sqft (including storage unit)

## HKR, 5 Scawfell Street, Hoxton E2

A 2 bedroom, 2 bathroom dual aspect apartment set within a striking recent development moments from Haggerston Park.

Built in 2021, HKR Hoxton boasts two spectacular communal roof terraces with sweeping views across London, concierge facilities, residents' rooftop gym, cinema room and cycle storage.

HKR was designed by Hawkins Brown Architects, a standout industrial aesthetic of toned weathering steel frames with a rhythmic grid design.



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## Area

The property is superbly located within the development on Scawfell Street - a quiet side street off Hackney Road, meaning this apartment enjoys a peaceful setting but with the luxury of endless shops, restaurants and amenities around the corner.

Some Easthaus favourites include:

Dom's Subs - a great sandwich and coffee shop

Pavilion - Much loved coffee shop and bakery on Columbia Road

The Marksman - Great pub and restaurant with a charming roof terrace and renowned pies!

Campania - A great brunch and coffee spot by Columbia Flower Market

The Royal Oak - A favourite with locals, a bustling gastro-pub on Columbia Road

Sager & Wild - An intimate wine/cocktail bar serving up delicious negroni's

Some of East London's best green spaces are on your doorstep, including Haggerston Park and Hackney City Farm, London Fields, and The Regent's Canal towpath. The famous Columbia Road with its well known flower market is just a short walk away.

The property is well located for easy access to the City with Hoxton overground station circa 0.3 miles away, and Cambridge Heath station 0.6 miles away. There are also excellent bus connections on Hackney Road towards Hackney Wick, Walthamstow, Oxford Circus and Waterloo.

## Interior

Finished to a high standard, this apartment offers clean and contemporary interiors; all rooms have a light and airy feeling, benefiting from large windows and high ceilings. The apartment boasts underfloor heating throughout, as well as an increasingly important comfort cooling system for the summer months. The apartment also features herringbone oak engineered timber flooring to the living area and wool-mix carpet to bedrooms. Comprising an open plan living and entertaining space with bespoke TV corner unit and integrated seating to maximise the space and storage; contemporary fully integrated kitchen with grey and white units, and a good size private balcony which attracts a generous amount of sunlight with its unobstructed 180 degree views and no balconies overhead. The main bedroom has a partitioned dressing area with built-in wardrobes and ensuite shower room. The second bedroom is also a double room with fitted storage, and the main bathroom boasts cool matte black finishes and terrazzo style tiling. There are two storage cupboards in the entrance hall housing a separate Siemens washing machine and tumble dryer and a further storage room located in the basement of the development.

## Terms

Tenure: Leasehold with approx. 995 years remaining

Service Charges: Approx. £5,404 per annum

Ground Rent: £600 per annum

Local Council: Hackney

Council Tax Band: E

EPC rating: B





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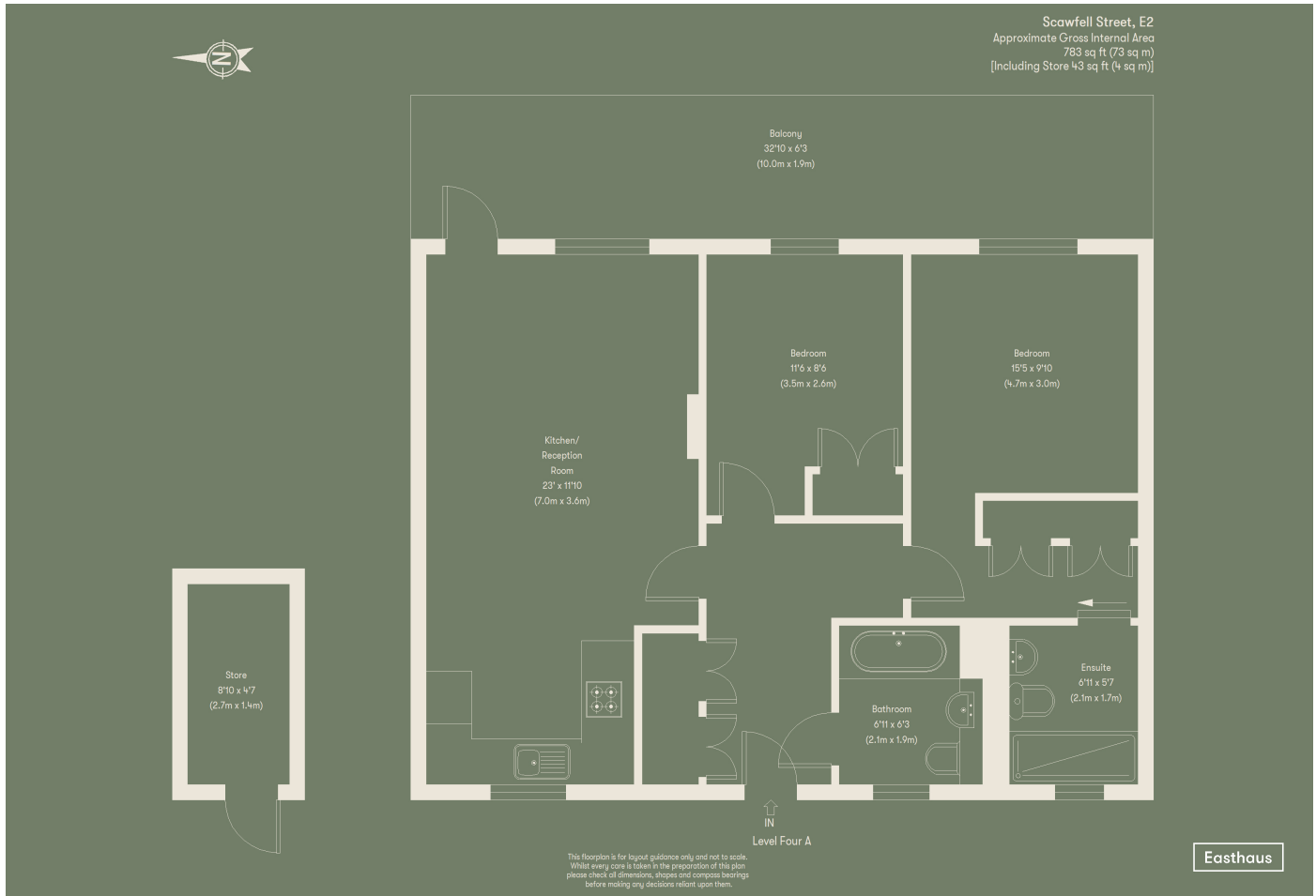


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