

DOMUS NOVA



Rufus Street, N1 – £2,000 p/w (SL)

In partnership with **BARNES**
INTERNATIONAL REALTY



At the heart of Shoreditch, this penthouse loft comes with a life story. Structural details recall the building's former years as a furniture-design factory, while rooms layered with art, antiques and finds gathered over decades carry that creative history forward.

The main floor is one generous, open room, featuring ceilings that rise to near 3.6 metres and a layout that divides easily into areas for cooking, dining and relaxing. By the fireplace, leather club chairs face each other across a lacquered coffee table, a natural spot for curling up with a book. Beyond, a large sofa sits below a gallery wall of still lifes and portraits, with a turntable and wifi-connected stereo close by.

At the other end of the room, the kitchen is made for keen cooks. Stainless-steel worktops and a gas hob set into the island suit the building's industrial past, while painted brick and a vibrant shelf of glassware offer warmth. A breakfast bar looks across to the living space, and a long dining table seats eight.











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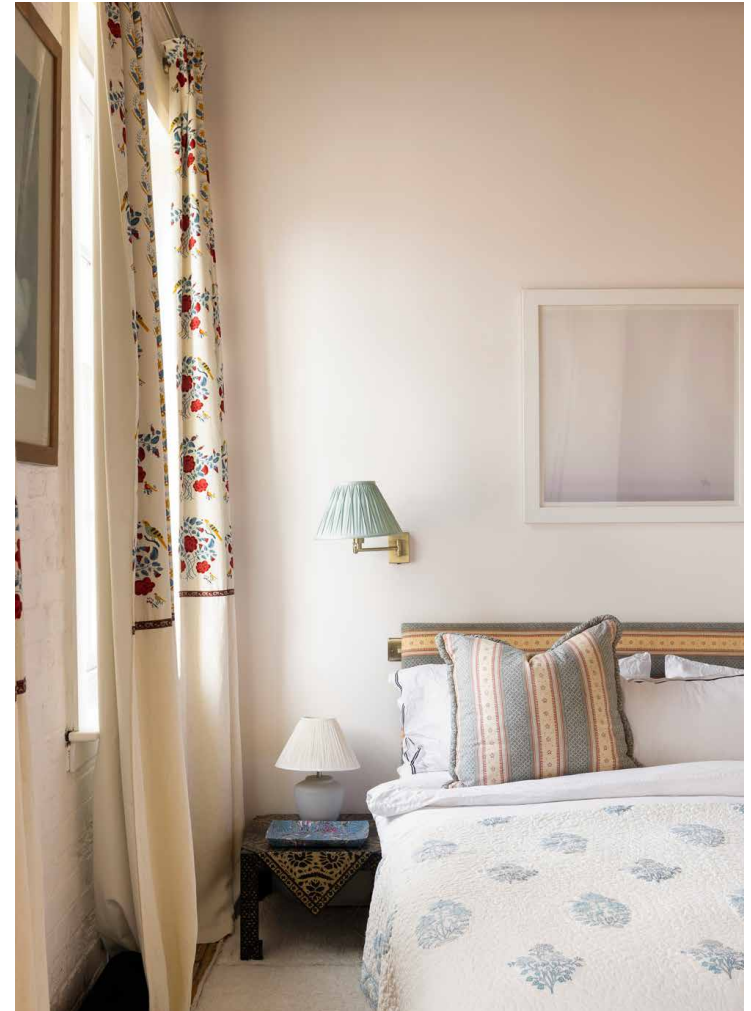
Venture upstairs to a striking glass-walled lounge, currently arranged as a stylish study with a daybed and desk. An inspiring space for working from home or creative pursuits, it could just as easily be transformed into a second bedroom. Glass doors slide open on both sides, seamlessly connecting the room to the roof terrace beyond. A beautifully decked suntrap, the terrace offers plenty of space for a dining table for six, as well as a bistro set – perfect for morning coffee or relaxed drinks in the sunshine.

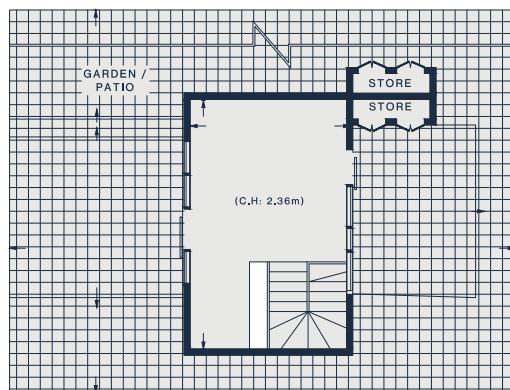
Back downstairs, the main bedroom is restful, with whitewashed brick, beams overhead and twin sash windows dressed in floral curtains. Floor-to-ceiling wardrobes provide generous storage, and the neighbouring bathroom is equally calming, with blush-pink walls, a deep tub and a separate glass-screened shower.



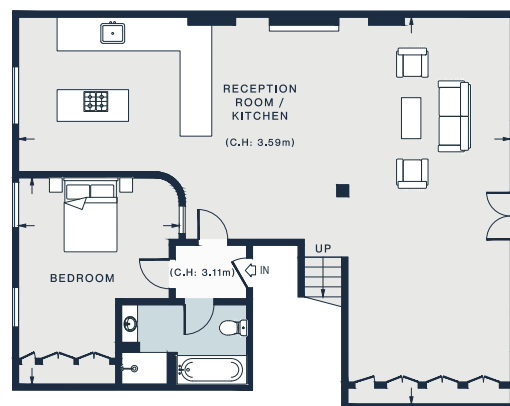








FOURTH FLOOR



THIRD FLOOR

RECEPTION ROOM /
KITCHEN
40'7 x 32'0 (12.3m x 9.7m)

BEDROOM
17'1 x 13'3 (5.2m x 4.0m)

Approx. Gross Internal Area = 1,446 sq ft / 134.31 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.
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Property Details

2 bedrooms, 1 bathroom

Duplex loft in a former furniture-design factory

Open-plan reception room with fireplace

Contemporary stainless-steel kitchen

Principal bedroom with fitted wardrobes

Family bathroom

Record player, stereo and extensive music collection

Glass-walled study

Wraparound roof terrace with city views

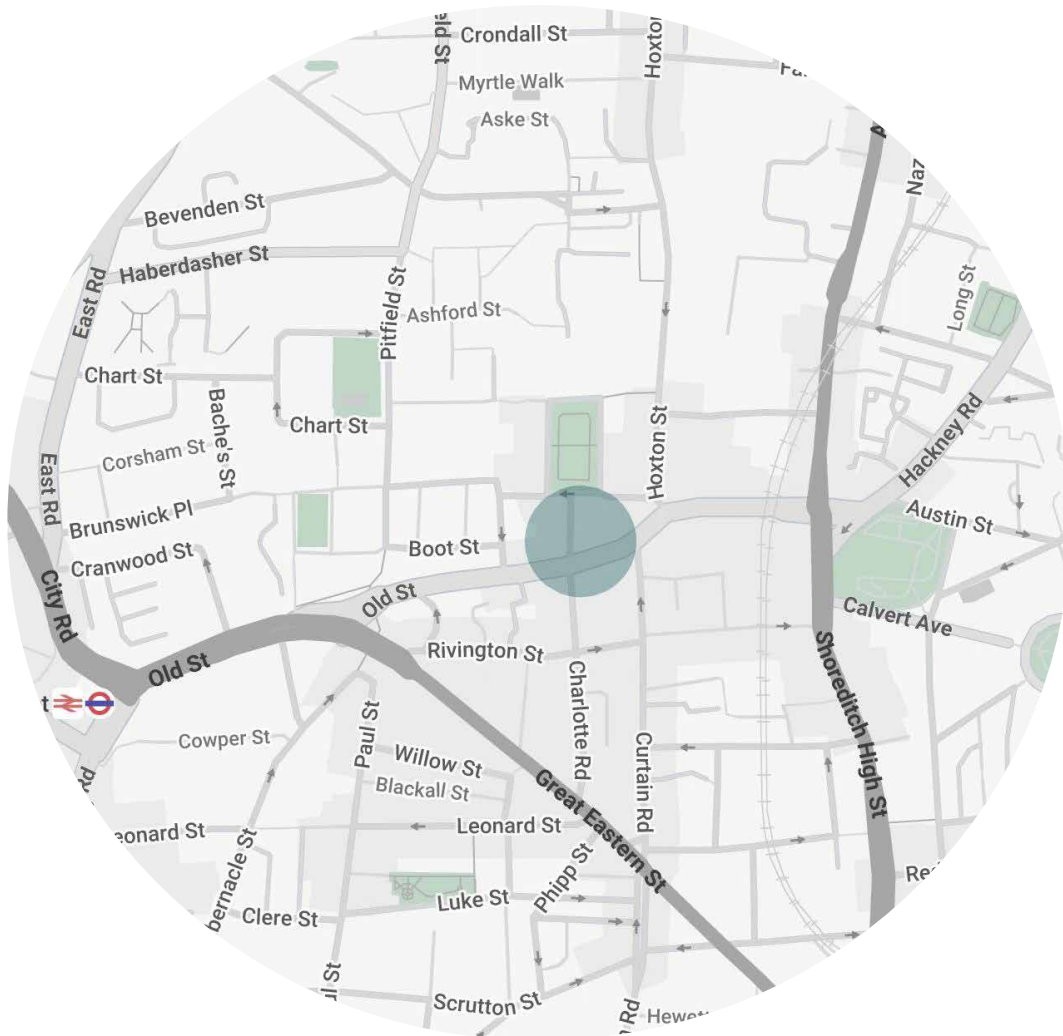
London Borough of Hackney

Approx. 1,446 sq ft / 134.31sq m

EPC=E

Deposit: £8,000

Council Tax Band: C



Location

Rufus Street is right in the middle of Hoxton, around the corner from Hoxton Square, where White Cube helped put the Young British Artists on the map. One of the best-connected creative corners of London, and everything here is within walking distance. Start with coffee on Charlotte Road, then fit in a Pilates class at Frame or yoga at Mission E1. On Sundays, walk to Columbia Road Flower Market, then on to Brick Lane and Spitalfields Market. For dinner, Brat and Smoking Goat are close by, and Brawn on Columbia Road is always worth the short walk.

Old Street – 6 mins

Hoxton – 12 mins

Liverpool Street- 13 mins

Who — we are



Forward-thinkers in property, design and culture, we're an estate agency that hits refresh.

Domus Nova was born out of a desire to do things differently; to break the traditional agency model and focus on design-led homes in London and Ibiza, all while delivering the highest levels of personal service.

Our story starts in the nineties when we founded Notting Hill's first boutique agency – and we continue to open the doors to the most remarkable spaces, revealing them to our like-minded community.

We want to help you live better – and believe considered design can do that. That's why we remain committed to building on our legacy, in collaboration with BARNES International, an established agency with a market-leading presence in 22 countries.

Uniting our local insight and curated portfolio with BARNES International's expansive reach, we can facilitate the best opportunities in not only London and Ibiza, but also across Europe, the US and further afield – whether that's a château in the South of France, a penthouse in New York, or a chalet in the Swiss Alps.



DOMUS NOVA

Specialising in London
and Ibiza's design-led homes

Let's talk
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