Property reference number: -2402-1804 (LONDON)
Home to a family with a teenager and they are looking
to house-swap in the school holidays.

KEY INFORMATION…

Bedrooms available:-	Double:- 2, single:- 1, (max:- 5 people)
Children welcome?-	Yes all age groups are welcome
Pets that live here:-	They have a dog which they would like to bring with them when they house swap. If just a 2/3 day swap they could put the dog elsewhere.
Re-dogs:-	They would be happy to have a dog in their home.
N.B.	There is a high step into the property, but after that, the flat is fairly accessible. Stairs to the upper floor.



This 1960's two storey flat is in a low-rise block and situated in a fairly quiet area away from the busy roads. Although in the middle of a large city, Hoxton is a close community within Hackney and Greater London. There are lots of shops, cafés and restaurants in easy walking distance. You can eat around the world here. There are parks and playgrounds close by and it is easy to catch a bus or the Tube into Central London to see all the sights, visit museums and the West End theatres. The area is very densely populated and there are many blocks of flats and terraced houses, but it is generally fairly quiet for an inner city area. Sometimes there is noise from neighbours or people going home in the evenings, but in general it is quiet.

"We are surrounded by community gardens which means we get a fair number of birds and squirrels in the garden. The garden is overlooked by high rise blocks, but these are somewhat screened by the trees. Parking is away from the font door so be prepared to carry your cases a short distance! We can arrange for you to buy parking vouchers which are valid anywhere within the designated Zone F." (See note at end)
The nearest bus stop is 200m, King's Cross railway station is 10 minutes on the tube from Old Street. Hoxton has an overground station.

The well designed flat has a large open plan lounge/diner/kitchen downstairs and a toilet. Upstairs are the two double rooms and one single. (There is also an office which is not available to house-swappers.)
The TV has a Fire-stick with access to Netflix, YouTube and Disney Plus. Swappers should be able to access their Amazon Prime account via the TV. They have Alexa for music etc.

The small enclosed garden has artificial turf, a patio and garden furniture. The fire pit and barbecue can be used, but very carefully because of the plastic grass! "There's a gazebo in the garden which we could put up if required, but we ask the swappers not to move or adjust it." There are no garden toys for children, but playgrounds are very close by.

Andrew and Angela attend a local church called St Anne's with Grace Church. The morning service is a high Anglican style Eucharist with a small congregation of local people and Grace Church meets at 5.15pm on Sundays with a more modern style of contemplative and Taize style worship with communion. The congregation at Grace Church are a friendly bunch with families and older people. Any house swap guests would be welcome at either service. Please check the church website for details of services and any changes to times.

Sport and Leisure	Britannia Leisure Centre, within 10 minutes walk, playing fields, & the Queen Elizabeth Olympic Park within 30 minutes train or car journey. Numerous small pitches and playgrounds within the surrounding estates. Britannia Leisure Centre for swimming, soft play, tennis, squash and café.
Free park	Shoreditch Park has a lovely large children's playground, 5 minutes walk from the flat. There is a smaller playground in the church gardens, 3 minutes walk. Numerous other little playgrounds locally.
Recommended places of interest	Hoxton Barrel and other cafés on Hoxton Street. Walking along the canal – lots of lovely cafés and sights; you can walk all the way to the Olympic Park & Victoria Park,, Clissold Park, Hackney Marshes, and Hampstead Heath is within easy travelling distance Haggerston Park and a trip to Broadway Market is a lovely outing with a dog and most cafés in the area are dog friendly. Ice Rink at Lee Valley (car ride or bus). Museums & theatres in the West End, local theatres such as the Tower Theatre in Stoke Newington, the Almeida, the Arcola and, of course, Hackney Empire. Local museums: Museum of the Home, V&A Children's museum in Bethnal Green and Hackney Museum. The whole of London is on the doorstep. Oxford Street is a 30 minutes bus ride away. "We love to go to St Paul's cathedral and then walk over the river on the Millennium Bridge to the Tate Modern and then along the South Bank to the National Theatre complex. We are within walking distance of the Barbican with all the arts that has to offer, plus a library, orangery and other free stuff – nice cafés too!"

More photos and a review below





Summer 2026 From Glenda in Devon Ref:- 1943

We had a lovely family holiday in London. Andrew and Angela's beautiful home was welcoming, clean, and everything was so thoughtfully left ready for us. The communication beforehand helped us to plan and make the most of our time there.
It was so good to have a comfortable base to return to each evening after busy days out in London, which was an easy commute from there.



This is a very exciting location for a house-swap holiday! Some websites below:-

Due to the excellent public transport in London, the home owners make the following suggestion:- "We recommend that people come here by public transport and not bring their car if at all possible. We are just outside the Congestion Zone and within the ULEZ, with numerous traffic calming schemes around us, the chances of getting caught and fined are pretty high! Public transport is excellent in London and visitors can easily get to anywhere they want to go on the transport network.

https://www.visitlondon.com/ https://www.lonelyplanet.com/england/london

https://www.visitlondon.com/things-to-do/london-areas/hoxton-and-shoreditch

https://www.tripadvisor.co.uk/Attractions-g186338-Activities-London_England.html

https://tfl.gov.uk/travel-information/visiting-london/

https://londonpass.com/en

https://officiallondontheatre.com/?gad_source=1&gclid=Cj0KCQiA5rGuBhCnARIsAN11vgRT2gvVQ0nI9j7cq2TubJt7iuotlCV592tLETmXAmq3Rnix2w93NBYaAga4EALw_wcB