



# Chequer Court

3 Chequer Street, EC1Y

Asking Price £1,100,000

A hugely impressive 3 double bedroom loft style duplex apartment set within this gated school conversion nestled neatly behind the vibrant Whitecross Street with its famous food market.



# Chequer Court

## 3 Chequer Street, EC1Y

- Hugely impressive 3 double bedroom duplex apartment
- Vast open-plan kitchen/ reception room
- Bathroom plus separate shower room
- Secure gated development
- Superb position betwixt Old Street & Whitecross Street



Accommodation comprises vast L-shaped open-plan kitchen/ reception room incorporating fabulous double height ceiling and 4 large windows bathing the room in natural light. Also on this level is one of the double bedrooms along with the bathroom. Stairs lead up to the 3rd floor which is home to 2 further good size double bedrooms (one of which is a mezzanine open to the living room below), along with a separate shower room. Chequer Street leads into Whitecross Street which dates back to the days of King Henry V when the street was given a white cross in relief of the poor. There was also an arch of stone, under which a course of water ran towards Moor, now called Moorfields. Whitecross Street is one of London's oldest markets and dates back to the 17th Century. The Street is now super fashionable with eclectic shops, an amazing day time food market offering the most diverse culinary delights from around the world, a vibrant coffee culture as well as a Waitrose supermarket. The location has become one of the most "trendy" and "super cool" in London with the area now home to reportedly over 5,000 tech companies and start-ups, in fact CNN European Network, HBO and Time Warner have recently moved headquarters to the area. The Barbican centre which is a few minutes' walk away is part of the Global Cultural Districts Network and is the largest performing Art Centre in Europe, hosting music concerts, art exhibitions and film screenings. It is also home to The London Symphony Orchestra, the BBC Symphony Orchestra, the Barbican Art gallery as well as the globally acclaimed Guildhall School of Music and Drama. Local transport links are outstanding with Barbican, Old Street and Farringdon Stations all a short walk away offering Underground lines (Circle, Hammersmith & City, Metropolitan, Northern and Elizabeth) as well as Mainline access at Farringdon.

**Tenure:** Leasehold

**Service Charge:** £4,141p.a.

**Ground Rent:** £400p.a. rising to £600

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		86
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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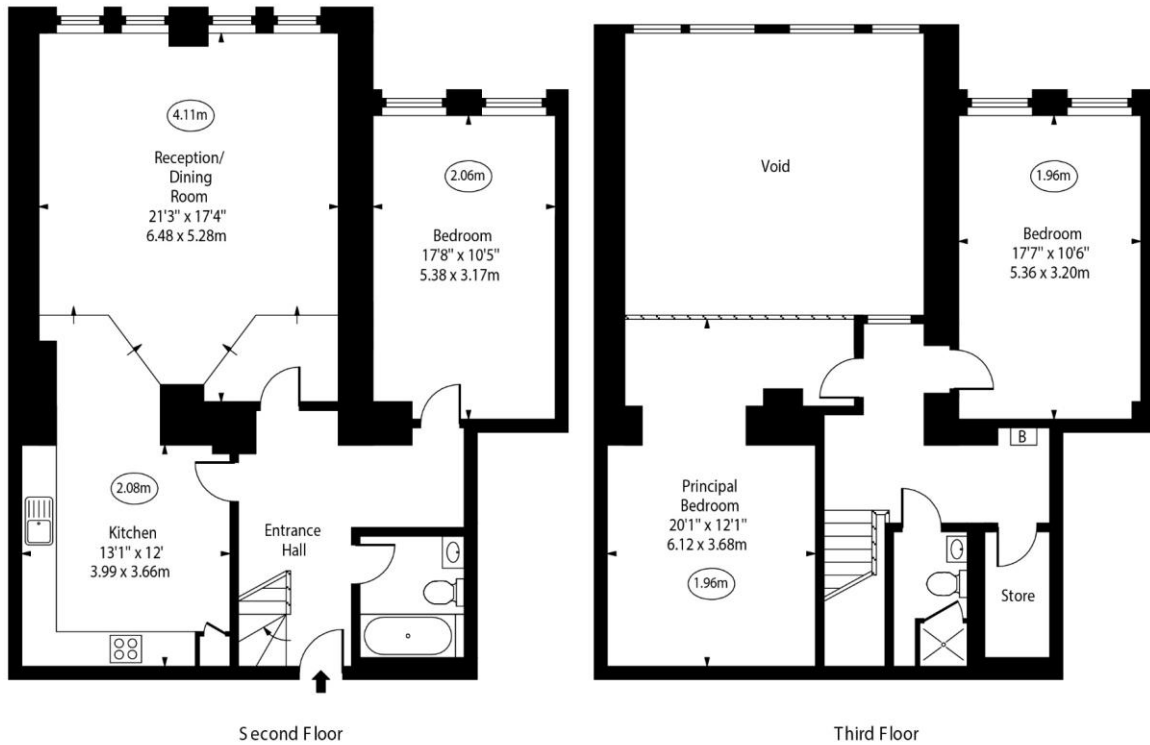
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Chequer Court,  
Chequer Street, EC1Y

○ - Ceiling Height



Approx Gross Internal Area 1614 SqFt - 149.94 Sq M  
(Excluding Void)

For Illustration Purposes Only - Not To Scale  
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