



**Alex & Matteo**  
ESTATE AGENTS



**Alex & Matteo**  
ESTATE AGENTS



**Alex & Matteo**  
ESTATE AGENTS



**Alex & Matteo**  
ESTATE AGENTS

## Chart Street, London, N1 6DH

A unique studio apartment inside of a school conversion, located moments from Old Street Station and Shoreditch High Street.

The apartment features a bespoke kitchen, built-in storage, a generous bedroom space, and stylish bathroom. The apartment also benefits from access to a tennis court and grounds with plenty of greenery.

The surrounding area boasts many local amenities such as local markets, restaurants, cafes, bars, gym, spa, café; as well as excellent transport across London.

- School Conversion
- Spacious Studio Apartment
- Bespoke Kitchen
- Plenty of Storage
- Naturally Bright
- Excellent Location
- Great Transport Links

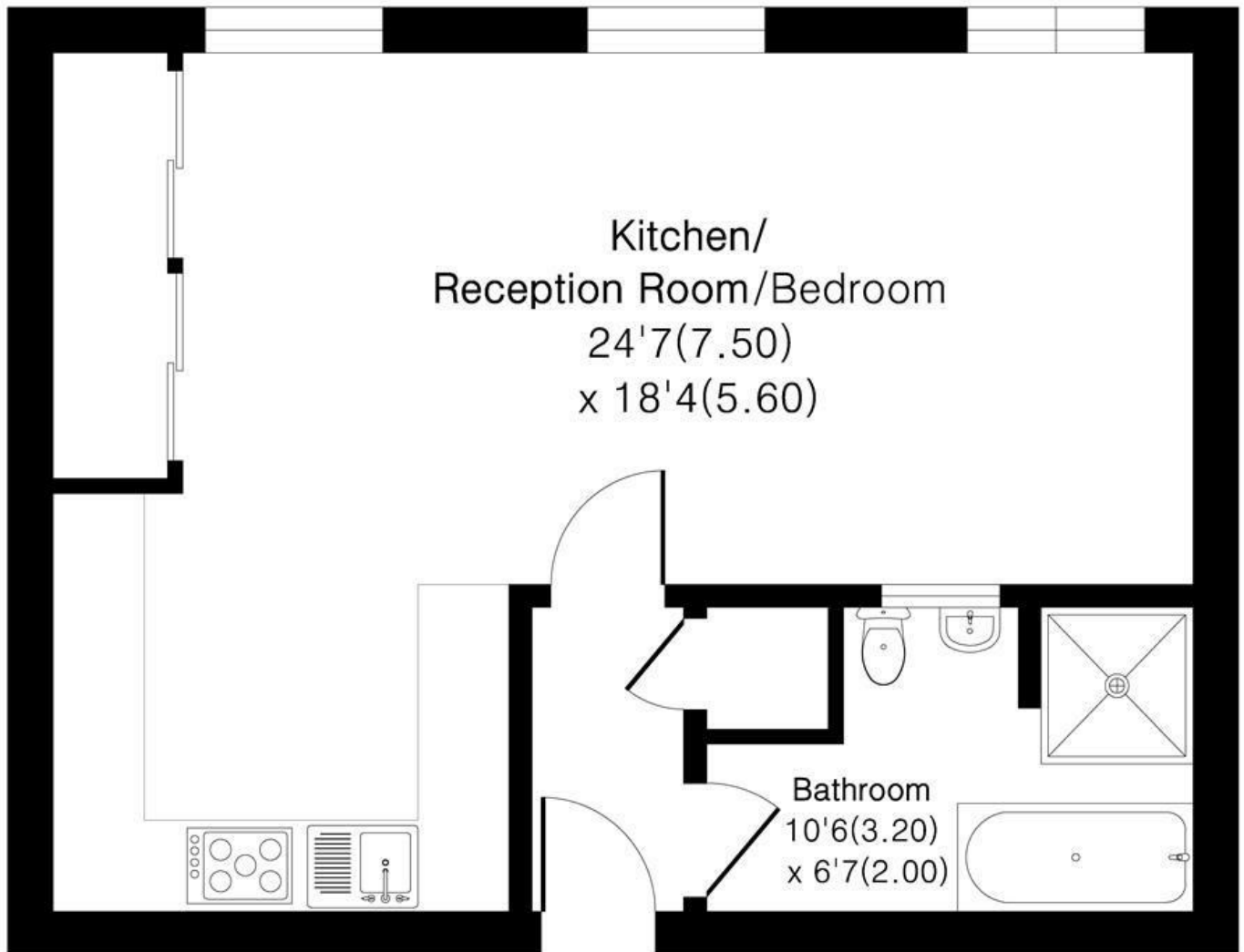
**Alex & Matteo**  
ESTATE AGENTS

**£2,200 Per month**



# Hoffman Square N1

Approximate Area = 456 sq ft / 42.3 sq m



## Ground Floor

**Alex & Matteo**  
ESTATE AGENTS



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential).  
Produced for Alex & Matteo Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		