

NO  
SLEEP  
TIL

SAINT  
NICHOLAS  
CHAMBERS



SAINT NICHOLAS  
CHAMBERS ARE NO  
ORDINARY **LUXURY**  
APARTMENTS. SITUATED  
IN THE HEART OF  
NEWCASTLE CITY CENTRE,  
THEIR LOCATION IS IDEAL  
TO FULLY **INDULGE** IN  
THE CITY'S RESTAURANTS,  
BARS & CAFES. A CORNER  
OF **TRANQUILITY** IN  
A VIBRANT CITY.





THIS IS TRULY  
DECADENT LIVING,  
FOR PEOPLE WHO  
WORK HARD AND  
PLAY HARD IN THE  
CITY. THE DANCE  
FLOOR AWAITS  
YOU RIGHT ON  
YOUR DOORSTEP.





LIVING IN THESE  
UNIQUE APARTMENTS  
IN THE HUB OF THE  
CITY, MEANS THAT  
YOU NO LONGER  
GO TO THE PARTY...

THE PARTY  
COMES TO YOU!





# EXTERIOR

08 - 09

This stunning, historic building breathes style and character. Set in this distinctive location in an exciting cultural city the building offers both luxury and charm.







Floor plans are for illustration purposes only.  
Contact the sales team for more information.

APARTMENT 1/1

	METRIC (M)
Living Room	3.63 x 6.29
Bedroom 1	3.78 x 4.08
Bathroom	2.18 x 1.70

APARTMENT 1/2

	METRIC (M)
Living Room	3.87 x 4.39
Bedroom 1	2.55 x 2.97
Bathroom	2.91 x 1.85

APARTMENT 1/3

	METRIC (M)
Living Room	5.82 x 6.40
Bedroom 1	4.42 x 3.29
Bedroom 2	3.98 x 2.92
Bathroom	2.70 x 1.79

APARTMENT 1/4

	METRIC (M)
Living Room	5.1 x 4.16
Bedroom 1	3.69 x 3.51
En suite	1.64 x 2.62
Bedroom 2	2.37 x 3.68
Bathroom	3.26 x 1.75

APARTMENT 1/5

	METRIC (M)
Living Room	3.70 x 5.05
Bedroom 1	2.73 x 3.61
Bathroom	2.91 x 1.92

APARTMENT 1/6

	METRIC (M)
Living Room	3.65 x 5.70
Bedroom 1	3.60 x 5.12
Bathroom	2.59 x 1.71



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APARTMENT 2/1

	METRIC (M)
Living Room	3.62 x 4.29
Bedroom 1	3.66 x 4.33
Bathroom	1.77 x 1.80

APARTMENT 2/2

	METRIC (M)
Living Room	3.88 x 4.26
Bedroom 1	3.94 x 3.45
Bathroom	2.48 x 1.75

APARTMENT 2/3

	METRIC (M)
Living Room	5.25 x 3.99
Bedroom 1	4.09 x 4.11
En suite	1.55 x 2.60
Bedroom 2	2.37 x 3.61
Bathroom	3.26 x 1.75

APARTMENT 2/4

	METRIC (M)
Living Room	3.71 x 4.80
Bedroom 1	2.89 x 3.78
Bathroom	1.77 x 2.90

APARTMENT 2/5

	METRIC (M)
Living Room	3.68 x 5.67
Bedroom 1	3.62 x 5.21
Bathroom	2.59 x 1.60



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APARTMENT 3/1

	METRIC (M)
Living Room	3.70 x 4.57
Bedroom 1	3.77 x 3.49
Bathroom	1.78 x 1.80

APARTMENT 3/2

	METRIC (M)
Living Room	2.99 x 4.53
Bedroom 1	3.53 x 2.60
Bathroom	2.72 x 1.64

APARTMENT 3/3

	METRIC (M)
Living Room	4.49 x 3.68
Bedroom 1	4.10 x 3.56
En suite	1.45 x 2.60
Bedroom 2	2.35 x 3.50
Bathroom	3.31 x 1.88

APARTMENT 3/4

	METRIC (M)
Living Room	3.02 x 4.70
Bedroom 1	2.74 x 3.38
Bathroom	1.77 x 2.90

APARTMENT 3/5

	METRIC (M)
Living Room	3.71 x 5.67
Bedroom 1	3.60 x 4.62
Bathroom	2.49 x 1.61



# SPECIFICATION



EVERY HOME IN SAINT NICHOLAS CHAMBERS IS ENHANCED BY A SOPHISTICATED RANGE OF CAREFULLY SELECTED FIXTURES AND FITTINGS.

- Fitted German Hofemeier kitchen with integrated Siemens appliances including stainless steel oven and dishwashers\* (\*where applicable)
- White Sanitary ware by Porcelanosa
- Wet Electric Heating with radiators in every room
- White veneer internal doors
- Integrated fridge freezer\* (\*may only be fridge with freezer compartment in selected apartments)
- Washer dryers in utility cupboards\*(where applicable\*)
- Security entry system to each apartment
- Electric induction hobs
- Mixer shower tap and shower screen over baths



CHOICES OF THE FOLLOWING FINISHES\*:

- Oak or walnut laminate to lounge and hall area
- Quality wool carpeting to bedrooms
- Colour finishes in kitchen
- Worktop laminate finish in kitchen
- Coloured glass splash back
- Porcelanosa tiling to en-suite and bathroom walls
- Vinyl flooring in bathroom and en-suite

\* Subject to build programme



## IMPORTANT NOTICE

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. These particulars and plans were prepared from preliminary plans and specifications before completion of the properties and are intended only as a guide.

The developer reserves the right to amend the specification without prior notice for equal or higher standard. Neither the vendors nor their agents or any persons in their employ has any authority to make or give representation, warranty or guarantee (either verbal or written) in respect of, or in relation to the development or any part thereof. Any client choices are subject to being agreed during the construction program.

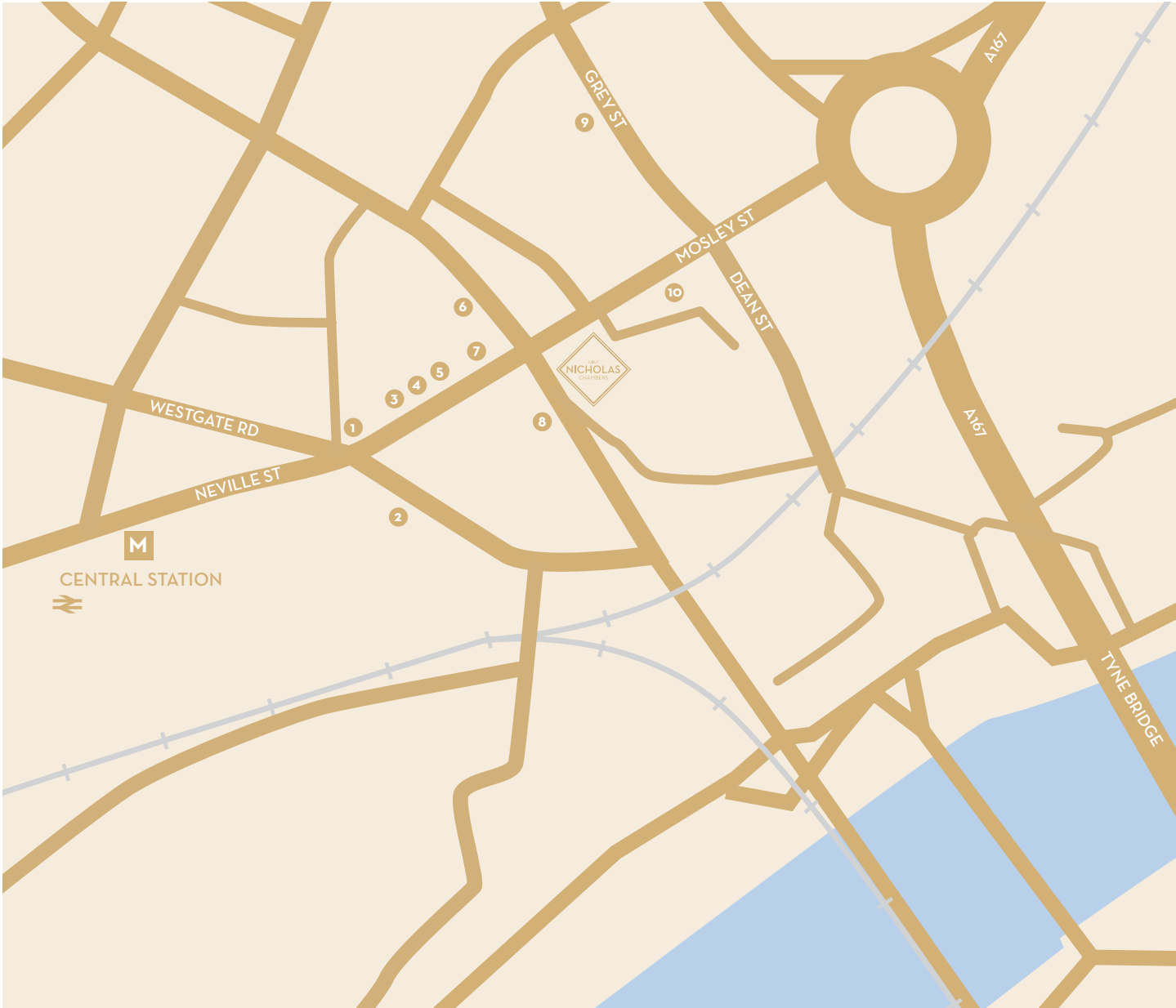




# LOCATION

Saint Nicholas Chambers is conveniently located minutes from world-class culture, a vibrant nightlife, award-winning dining, inspiring heritage, fantastic shopping and acclaimed architecture. It is only a **2-3 minute** walk to both the **city centre** and the **Quayside** which offers fantastic views of the iver Tyne. **Central Station** is situated **3 minutes** walk away and the Metro Centre, europe’s largest shopping and leisure centre can be accessed via public transport in **10 minutes**.

- 1 Revolution
- 2 Tokyo
- 3 Madame Koo
- 4 Floritas
- 5 House of Smith
- 6 Ohso
- 7 Perdu
- 8 Tup Tup Palace
- 9 Browns
- 10 Bijoux
- 11 High Bridge
- 12 COOP Chicken House
- 13 Cafe Rouge
- 14 Hop & Cleaver



# ABOUT US

L&S Homes have built an enviable reputation for crafting elegant living spaces whilst respecting the grace and history of some of Newcastle’s finest historic buildings. Imaginative design, the use of high quality materials and skilled craftsmen coupled with many years experience and a great passion for restoration, ensures every L&S Homes conversion have a sought after property.

## RECENT DEVELOPMENTS INCLUDE

- The Library - Merchant City
- Virginia Galleries - Merchant City
- 1 Belhaven Terrace - West End
- Space Apartments - Glasgow Green
- Bowmont Garden - Dowanhill Collection
- Victoria Apartments - Dowanhill Collection
- Kinness Brook - St Andrews
- Hermiston - Edinburgh
- Lilybank Terrace - Glasgow West End
- Dowanside House - Dowanhill Collection



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