



## 5 CHURSTON MANSIONS 176 GRAYS INN ROAD LONDON, WC1X 8ER

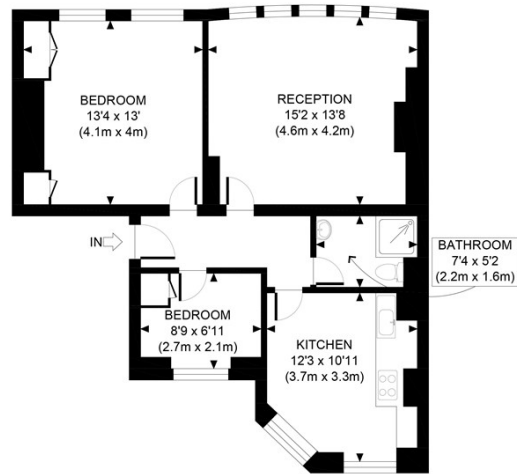
£3,750

**\*AVAILABLE IN SEPTEMBER\*** Located on the third floor the apartment has dual aspect with the reception and master bedroom facing west with views over Bloomsbury.

There is second bedroom, a family bathroom, good sized reception room and separate kitchen with additional storage in the corridor, the flat also benefits from high ceilings and excellent natural light throughout.

There is great transport links with Chancery Lane (Central Line) a short walk away, with Kings Cross St Pancras and Farringdon (Victoria, Northern, Piccadilly, Hammersmith and City and Metropolitan Lines) also within walking distance.

# Hemmingfords



THIRD FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 692 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 692 SQ FT / 64 SQM Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	<b>Churston Mansions</b> date 14/05/21 
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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>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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