



GRAFTON GRAFTON WAY

LONDON, WC1E 6DY

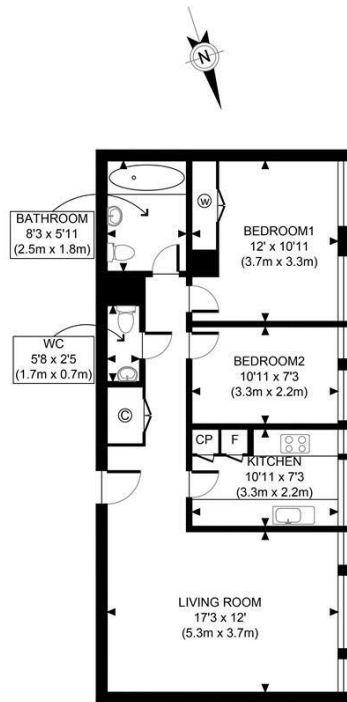
£3,250

BRAND NEW REFURBISHMENT A well appointed newly refurbished two double bedroom (6th floor) apartment located moments from Euston Square & Warren Street stations.

The property comprises of a spacious reception room with large windows allowing plenty of natural light, brand new hardwood engineered flooring, separate fully fitted kitchen, two double bedrooms (one with fitted wardrobes) and a newly fitted bathroom suite.

Ideally located in the heart of Euston Square next to UCL and all the local amenities. The flat is situated between Tottenham Court Road and Gower Street which is a very short distance to a wide choice of underground stations, the West End and St Pancras International

Hemmingfords



SIXTH FLOOR
GROSS INTERNAL
FLOOR AREA 686 SQ FT

| | |
|---|------------------|
| APPROX. GROSS INTERNAL FLOOR AREA 686 SQ FT / 64 SQM | Grafton Way WC1E |
| 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 | date 01/03/21 |
| | photoplan |



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 79 | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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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