



## 10 54 GRAYS INN ROAD LONDON, WC1X 8LT

£3,500 PCM

Nestled on Grays Inn Road, this exquisite newly refurbished penthouse offers a perfect blend of modern living and classic charm. Spanning an impressive 933 square feet, this split-level flat boasts two spacious double bedrooms, each designed to provide comfort and tranquillity. The two well-appointed bathrooms ensure convenience for both residents and guests alike.

As you enter the property, you are greeted by a reception rooms that create a welcoming atmosphere, ideal for entertaining or relaxing after a long day. The natural light floods through the large windows and a skylight enhancing the sense of space and warmth throughout the home.

One of the standout features of this penthouse is the private balcony, providing a delightful outdoor space to enjoy the fresh air and stunning views of the

# Hemmingfords

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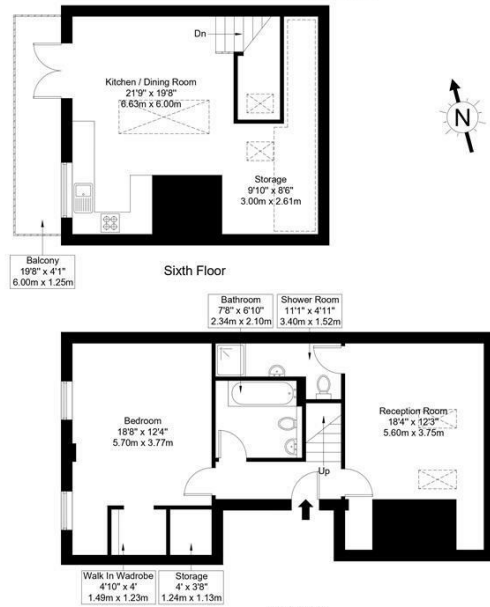
Approx Gross Internal Area = 86.7 sq m / 933 sq ft

Restricted Head Height = 10.5 sq m / 113 sq ft

Balcony = 7.5 sq m / 81 sq ft

Total = 104.7 sq m / 1127 sq ft

Reduced headroom below 1.5m / 5'



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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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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