



Gray's Inn Road, London
£760,000

**DAVID
ANDREW**

your
most
valuable
asset

Gray's Inn Road

London

A newly developed and centrally located two -bedroom flat situated on the third floor of a period conversion with a lift. The flat is decorated in the highest quality finishes including herringbone oiled wood flooring, a fully integrated kitchen with modern designer appliances, a spacious open-plan living area bathed in natural light and a large family bathroom. Each flat in this secure building enjoys its own private floor that is directly accessible via the lift or communal staircase. Located only a short walk from, Chancery Lane, & Farringdon, this flat is ideally positioned between Bloomsbury, Kings Cross, Islington, and Clerkenwell surrounded by excellent transport links. Local amenities are plentiful, including the trendy bars, restaurants, and boutiques of Exmouth Market, Coal Drops Yard, and Upper Street. The nearby Brunswick Centre boasts a large Waitrose and a six-screen Curzon cinema, providing all the essentials for modern living.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- Two Bedrooms
- Two Bathrooms
- Newly Converted Flat
- Central London Location
- Chain Free
- Lift
- Service Charge: £2701 p.a
- Building Insurance: £1516 p.a



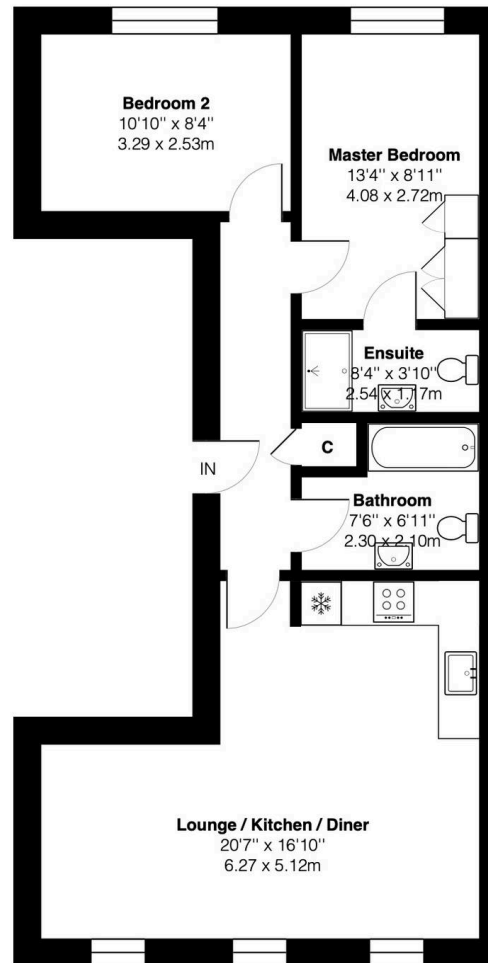




Gray's Inn Road, WC1X

Approximate Gross Internal Area = 663 sq ft / 61.6 sq m

**DAVID
ANDREW** | your
most
valuable
asset



Third Floor

**DAVID
ANDREW** | your
most
valuable
asset

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.
By Homeoutlook.co.uk / Copyright 2024

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London, N5 2XE

T (0)20 7354 9111

Finsbury Park Office

167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222

scan to book
a viewing



has been exercised in the
of these particulars,
about the property must not be
on as representations of
or fact. Prospective applicants
and rely upon their own
and those of professional
ives. David Andrew Estates
liability for any error contained
in these particulars.

