



Gray's Inn Road, London, WC1X 8PQ
£800,000

**DAVID
ANDREW**

your
most
valuable
asset

Gray's Inn Road, WC1X 8PQ

London

Introducing a fully renovated and centrally located two bedroom, two bathroom flat situated on the second floor of a period conversion. The flat is decorated in the highest quality finishes including herringbone oiled wood flooring, a fully integrated kitchen with modern designer appliances and a spacious open-plan living area bathed in natural light. 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 Kings Cross St Pancras, Chancery Lane, & the new Crossrail hub, 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

- 667 sq ft / 62 sq m
- Two Double Bedrooms
- Two Bathrooms incl. ensuite
- Service Charge: £4250
- Ground Rent: Peppercorn
- Fully Renovated to High Spec
- Lease remaining: 125 years
- Building Insurance: £1200 p.a



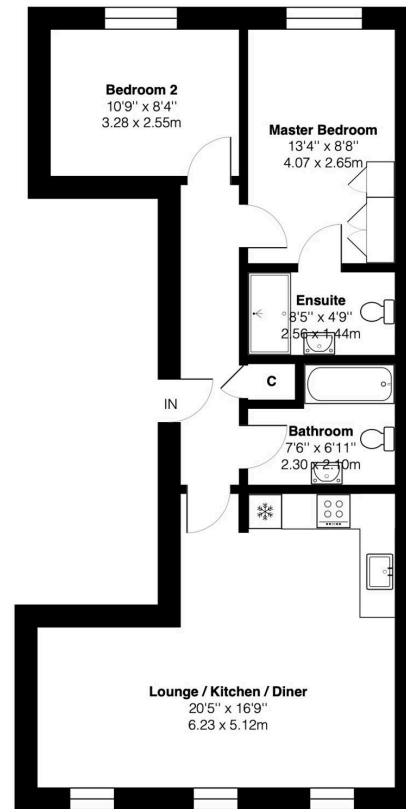






Gray's Inn Road WC1X

Approximate Gross Internal Area = 667 sq ft / 62 sq m



Second Floor

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.
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*scan to book
a viewing*

