

# GRAY'S INN ROAD, HOLBORN, WC1X

# Red.



## £2,500 PER MONTH

The Largest One-Bedroom Apartment in Dulverton Mansions, Holborn

Set within Dulverton Mansions, a sought-after period block just moments from Russell Square, this is the largest one-bedroom flat in the building - offering exceptional space, light, and location.

The property features a spacious reception room, generous double bedroom, large eat-in kitchen, and a well-appointed bathroom. Modern furnishings complement the hardwood flooring, while a built-in office area makes it ideal for professionals or students working from home. High ceilings, excellent natural light, secondary double glazing, and ample storage further enhance the appeal.

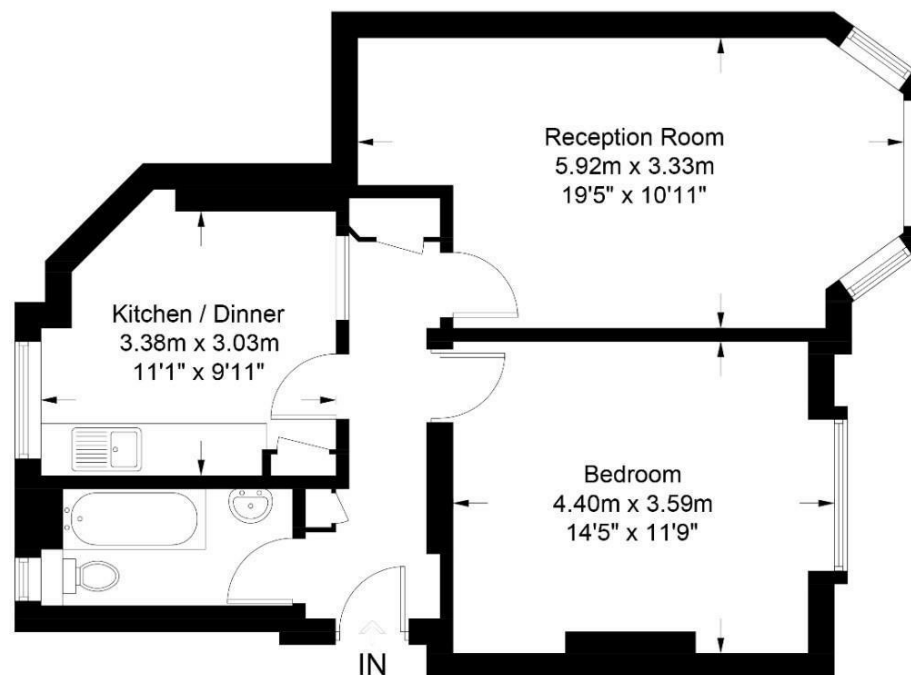
Perfectly positioned for access to several leading universities and central London's vast amenities, the flat is surrounded by a wide selection of restaurants, cafés, pubs, and shopping options. Transport links are excellent, with Chancery Lane, Russell Square, and Farringdon stations all within easy reach, along with numerous bus routes.





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Approximate Gross Internal Area = 607 sq ft / 56.4 sq m



## Lower Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID679387)

- One Double Bedroom
- Separate Kitchen/ Diner
- Communal Courtyard
- Communal Heating System
- Fantastic Central Location
- Spacious Reception Room
- Wooden Flooring
- Furnished
- Period Mansion Block
- Hatton Garden Conservation Area



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
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