



278, Grays Inn Road, Kings Cross, London, WC1X 8EB

This charming 2 bedroom house with separate Reception on Gray's Inn Road comes inclusive of utilities. The bedrooms are all spacious, the separate reception room is bright and inviting, providing a lovely area for relaxation or entertaining guests.

The house boasts a spacious layout, allowing natural light to flood through, creating a warm and welcoming atmosphere. The bathroom is functional and well-maintained, catering to the needs of modern living.

Living in this vibrant area means you will have access to a wealth of local amenities, including shops, cafes, and restaurants, all within easy reach. King's Cross is known for its excellent transport links, making commuting a breeze and providing easy access to the rest of London.

Also has a communal cleaner every two weeks (Split between Landlord and Tenant's £35 each monthly).
(No Gas, £1,500 Annual Electricity Covered, up to £200.00 Annual Water Bill Covered)

£3,000 Per month

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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IMPORTANT NOTICE
 Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.