



## 141 Grays Inn Road, WC1X 8UB

Carter & Reeves is proud to present this two bedroom apartment in this beautiful 4th Floor Victorian House, located on Grays Inn Road, situated opposite to the lovely St Andrews Park. This property is walking distance to both Russell Square & St Pancras. Available from the 2nd of September Ideal for two LSE or UCL student shares.

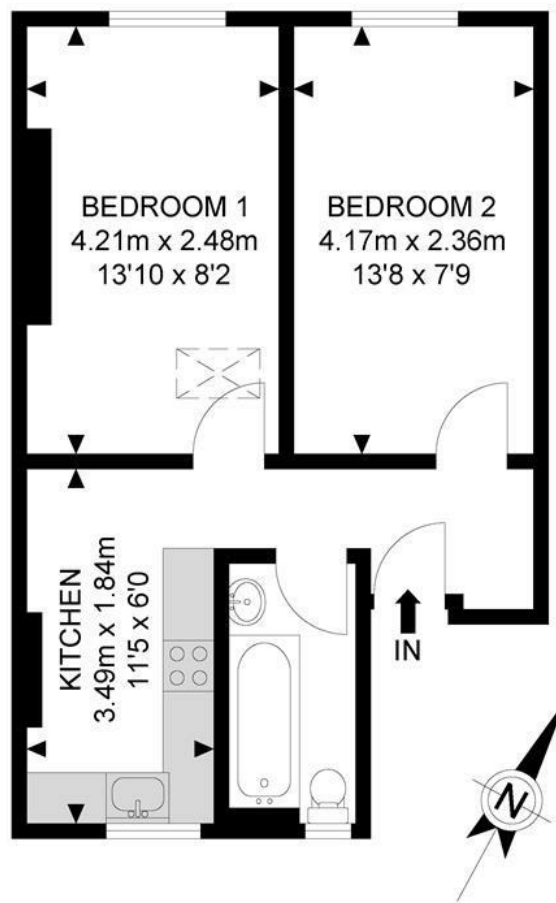
In brief, the apartment consists of two large bedrooms, separate kitchen with integrated appliances and a decent sized bathroom. The decor is in good condition, comes with beautiful wooden flooring and the property is fully furnished.

In terms of location, the property is literally walking distance to Russell Square & St Pancras. The bus links are also very good taking you throughout London. Six underground lines pass through the station (Circle, Piccadilly, Hammersmith & City, Northern, Metropolitan and Victoria lines) and National Rail enabling each corner of London to be accessed within minutes.

- 2 Large Double Rooms
- Decent sized Kitchen for Communal Seating
- Modern Bathroom & Kitchen
- Excellent Condition
- Victorian House - 4nd Floor

£2,650 Per month

# Grays Inn Road



## 3rd Floor

APPROX. GROSS INTERNAL FLOOR AREA 379.96 SQ FT / 35.30 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximates and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan

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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.