



Gray's Inn Road, WC1X 8PQ

Guide Price £800,000

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Flat 1, Gray's Inn Road

London

Introducing a newly developed and centrally located two bedroom, two bathroom flat situated on the first 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.

EPC Energy Efficiency Rating: B

- Two Bathrooms incl. ensuite
- 777sq ft / 72.2 sq m
- Two Double Bedrooms
- Service Charge: £4930 p.a
- Ground Rent: Peppercorn
- Newly Developed
- Lease remaining: 125 years
- Building Insurance: £1200 p.a



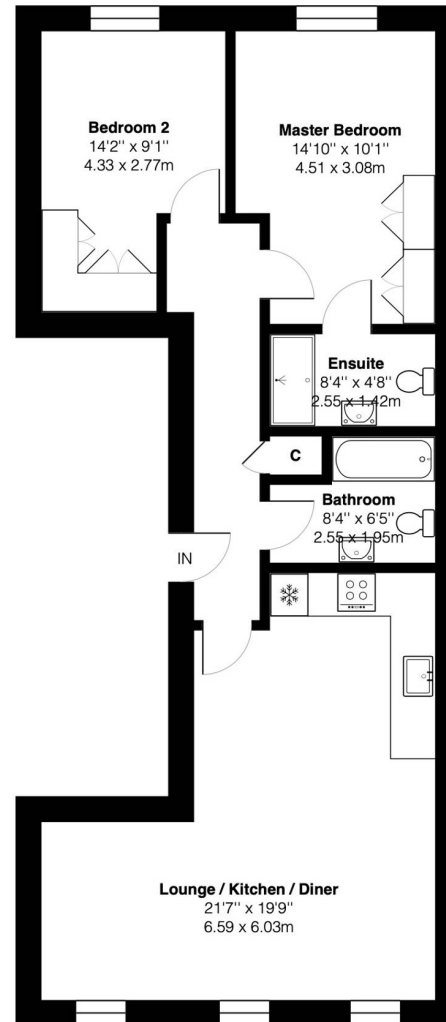




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Approximate Gross Internal Area = 777 sq ft / 72.2 sq m

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First Floor

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



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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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Agent's Note:

Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective applicants must make and rely upon their own enquiries and those of professional representatives. David Andrew Estates accepts no liability for any error contained in these particulars.



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