



Gray's Inn Road, WC1X 8PQ

Asking Price Of £800,000
Leasehold



Gray's Inn Road

Asking Price Of £800,000

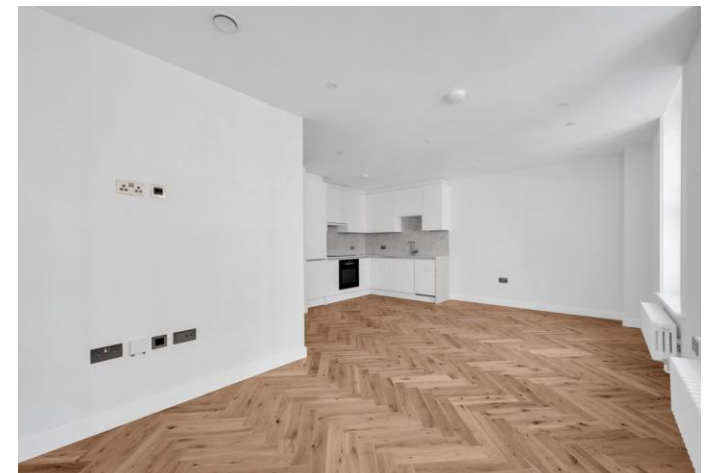
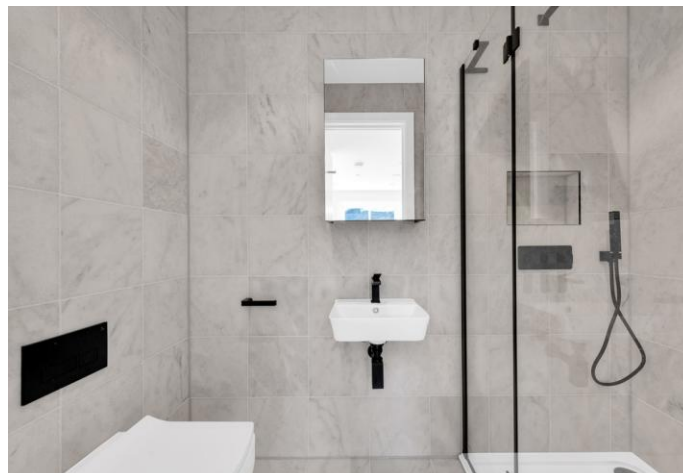
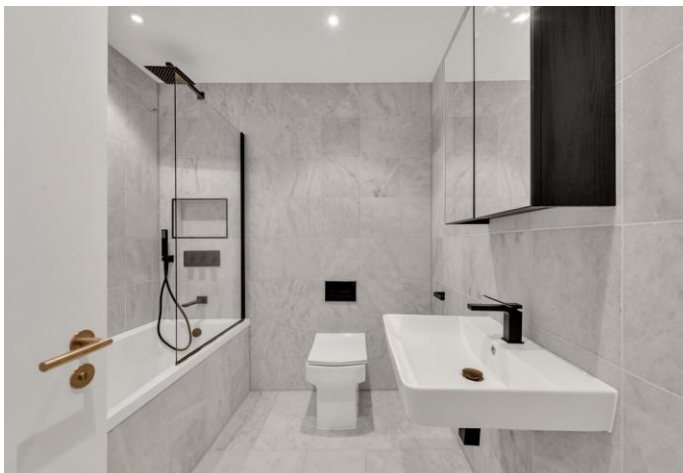
Leasehold

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.

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





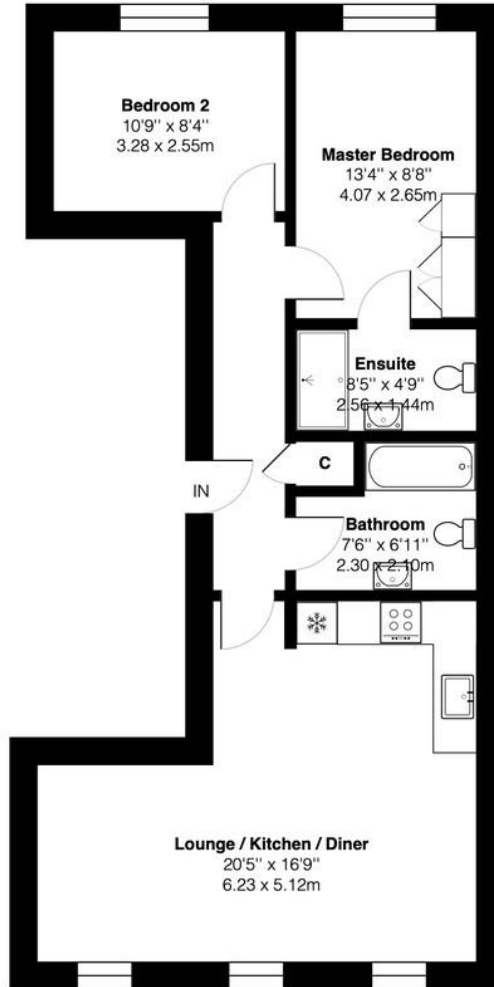


Gray's Inn Road WC1X

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

DAVID ANDREW

your most valuable asset



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Stroud Green Office

167 Stroud Green Road
London N4 3PZ

T (0)20 7281 2000

General Contact

E info@davidandrew.co.uk



Agent's Note:

Whilst care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.



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.
By Homeoutlook.co.uk / Copyright 2024