



Gray's Inn Road, WC1X 8PQ

£900,000
Leasehold



Gray's Inn Road

£900,000

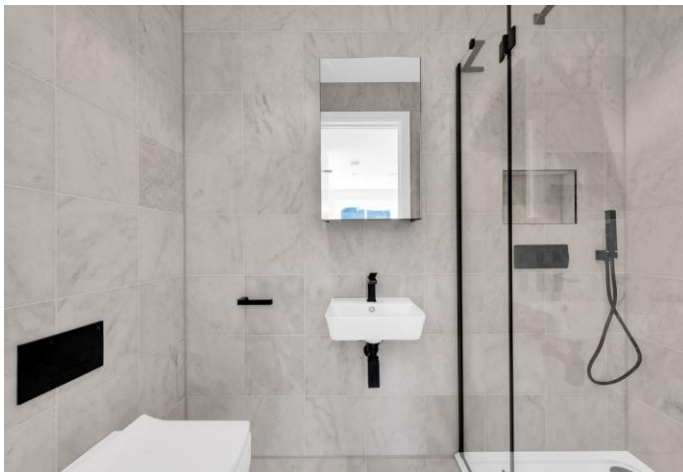
Leasehold

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.

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



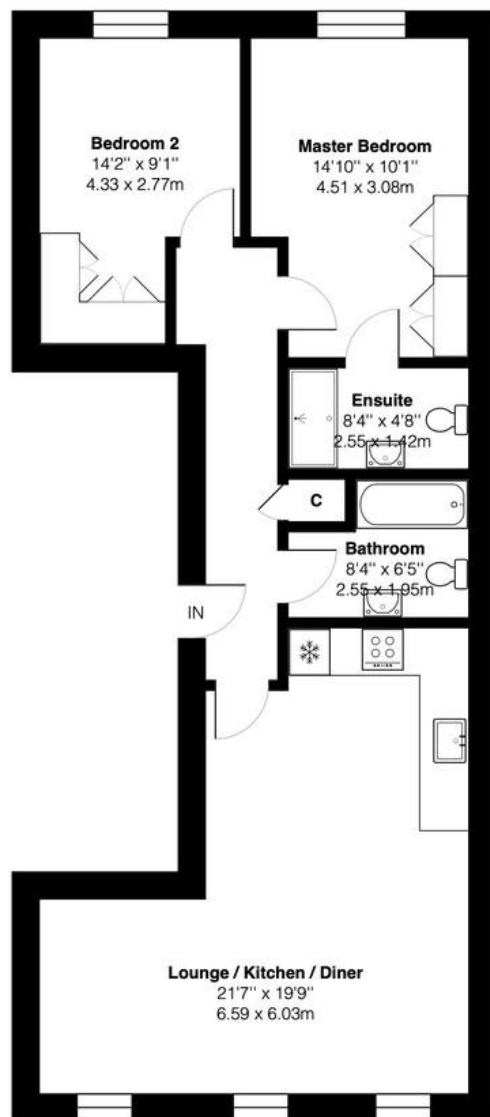




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Approximate Gross Internal Area = 777 sq ft / 72.2 sq m

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most
valuable
asset



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agent's Note:

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