



Gray's Inn Road, WC1X 8PQ

£700,000  
Leasehold



# Gray's Inn Road

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Introducing a newly developed and centrally located one-bedroom flat situated on the fourth 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, a spacious open-plan living area bathed in natural light and a large family bathroom. 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
- 561 sq ft / 52.1 sq m
- One Bedroom Period Flat
- Lift access to private floor
- Lease remaining: 125 years
- Service Charge: £3570 p.a
- Building Insurance: £ 1300 p.a
- Ground Rent: Peppercorn





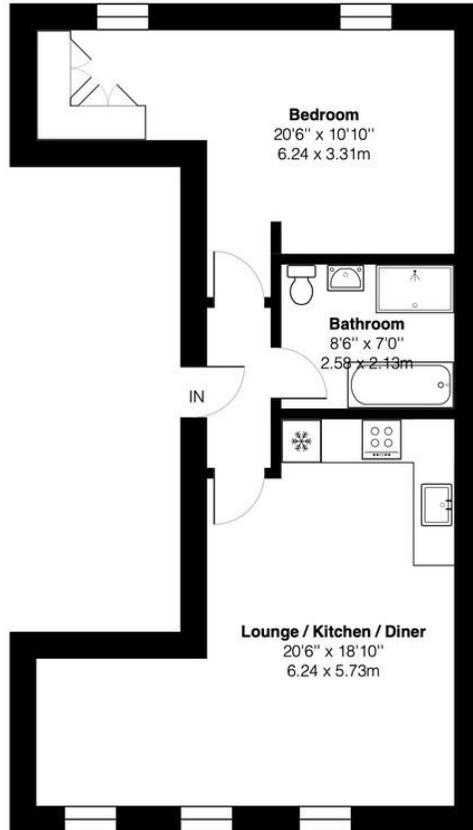


Gray's Inn Road WC1X

Approximate Gross Internal Area = 561 sq ft / 52.1 sq m

# DAVID ANDREW

your most valuable asset



**DAVID ANDREW** | your most valuable asset

Fourth Floor

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

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:

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