



**Gray's Inn Road, London**

Guide Price **£725,000**

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# Gray's Inn Road

London

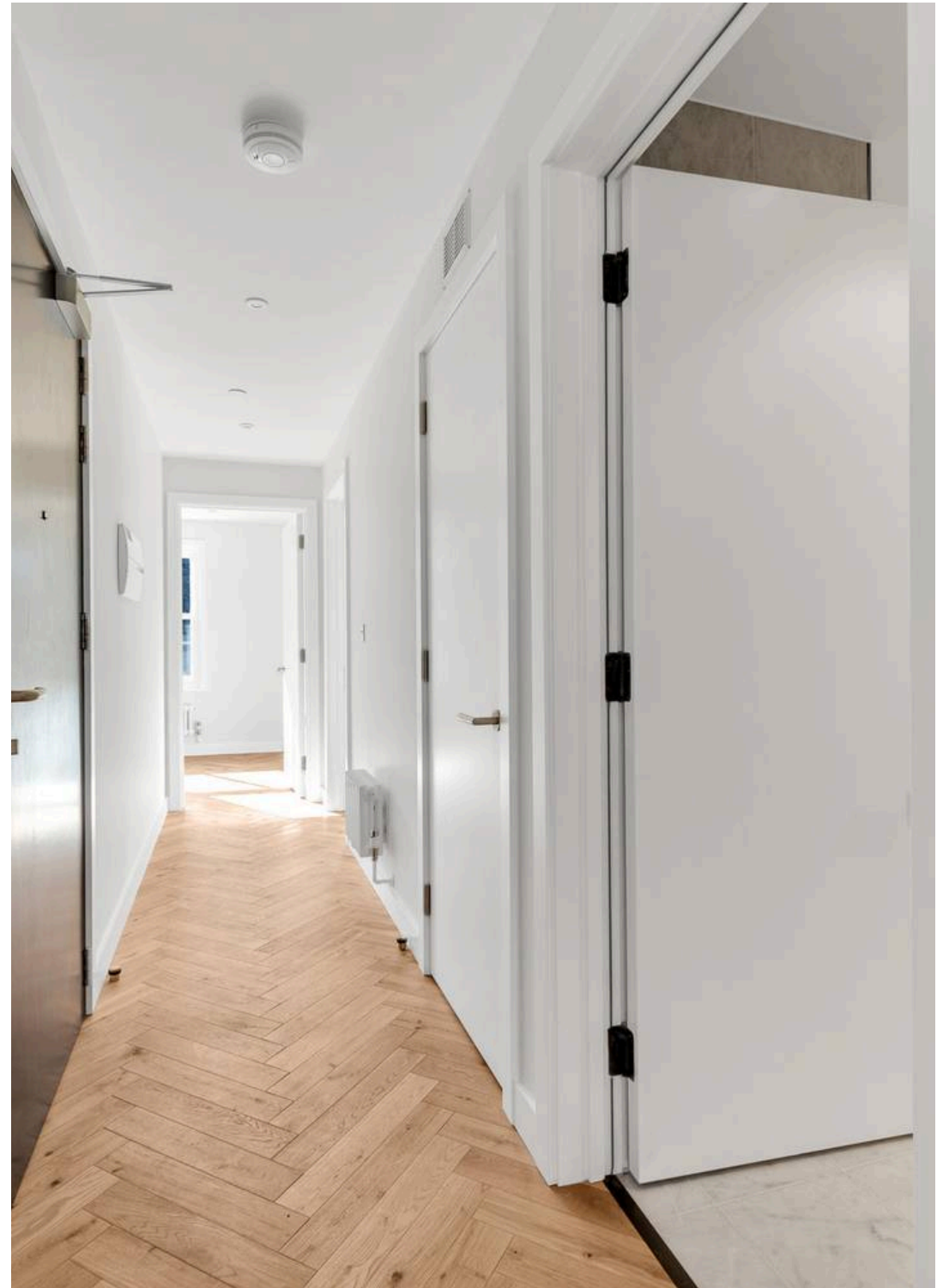
A newly developed and centrally located two -bedroom flat situated on the third floor of a period conversion with a lift. The flat is decorated in the highest quality finishes including herringbone oiled wood flooring, a fully integrated kitchen with modern designer appliances, a spacious open-plan living 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, Chancery Lane, & Farringdon, 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.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- Two Bedrooms
- Two Bathrooms
- Newly Converted Flat
- Central London Location
- Chain Free
- Lift
- Service Charge: £2701 p.a
- Building Insurance: £1516 p.a





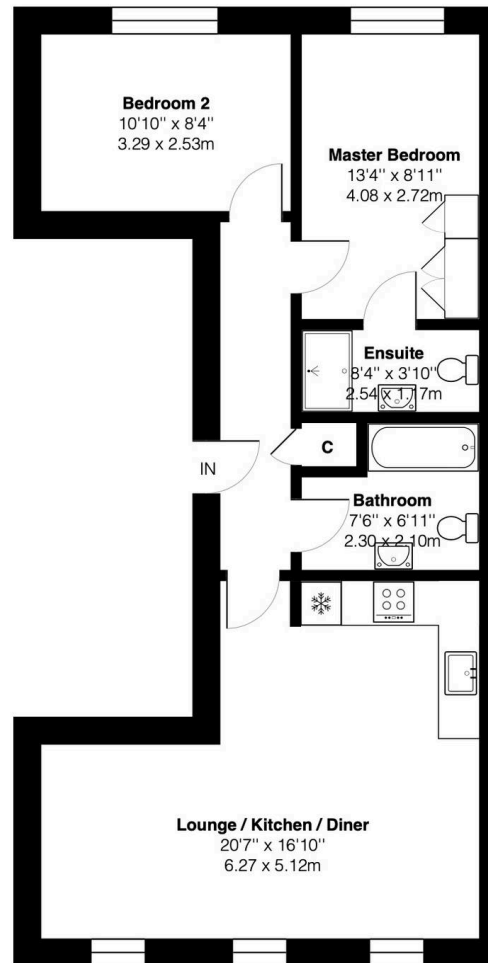




Gray's Inn Road, WC1X

Approximate Gross Internal Area = 663 sq ft / 61.6 sq m

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Third Floor

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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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#### Property Management Office

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