



TRINITY COURT, GRAY'S INN ROAD, LONDON, WC1X
£450,000 LEASEHOLD

A MODERN AND BRIGHT ONE BEDROOM APARTMENT FINISHED TO GREAT STANDARDS AND SITUATED ON THE EIGHTH FLOOR (WITH LIFT) OF TRINITY COURT, AN HISTORICAL ART DECO BUILDING BUILT IN 1934.

Clerkenwell | 020 7405 1288 | clerkenwell@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

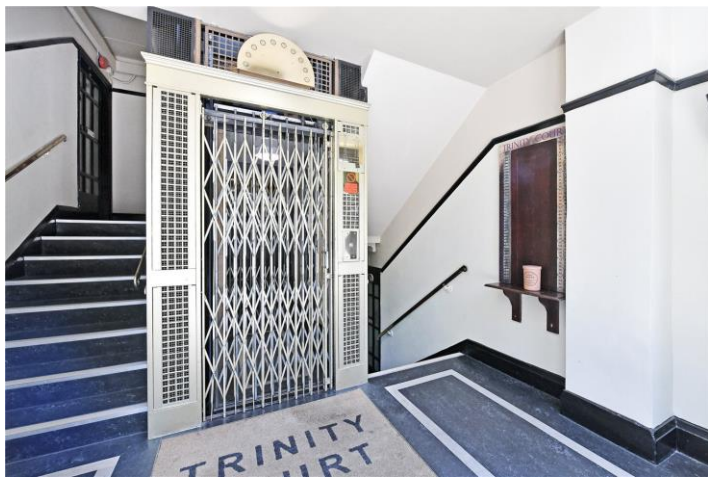
The property comprises of a double bedroom with fitted double bed, a contemporary open plan lounge/kitchen leading out to a private balcony and a modern bathroom. Trinity Court is brilliantly located on Grays Inn Road which runs between Chancery Lane and Kings Cross tube stations providing easy access to numerous tube lines (Central/Victoria/Piccadilly/Northern/Circle/Hammersmith & City/Metropolitan) as well as St Pancras International mainline station. Due to its strategic position, it is also within walking distance of the West End and the City.

Leasehold: 145 years | Service Charge: £2,172 p/a | Ground Rent: nil



Winkworth

for every step...

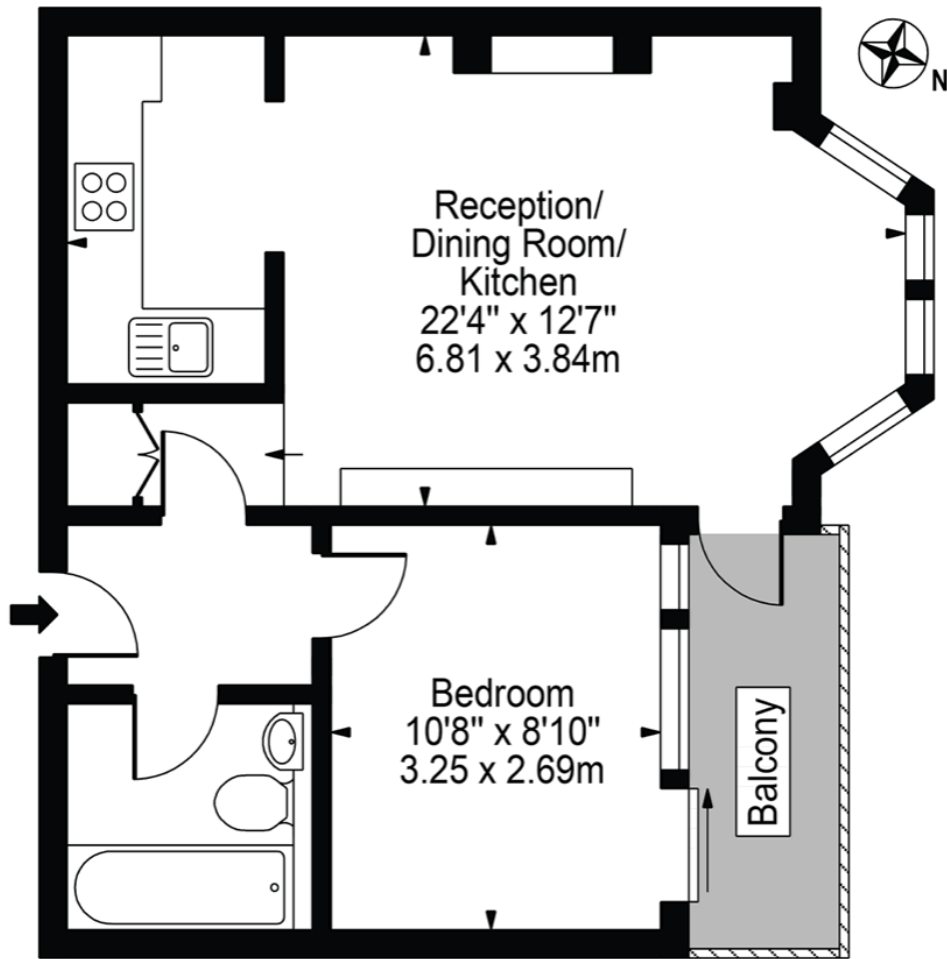


Winkworth

for every step...

Trinity Court

Approx. Gross Internal Area 439 Sq Ft - 40.78 Sq M

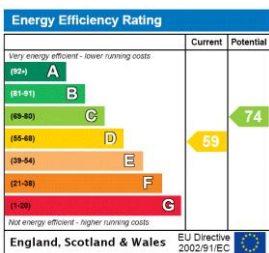


Eighth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Clerkenwell | 020 7405 1288 | clerkenwell@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.