



TRINITY COURT, GRAY'S INN ROAD, LONDON, WC1X  
**£445,000 LEASEHOLD**

**AN EXCEPTIONAL ONE BEDROOM, APARTMENT IN AN ATTRACTIVE ART DECO MANSION BLOCK ON GRAYS INN ROAD.**

**Leasehold: 145 years | Service Charge £2172 PA | Council Tax: Band D £1900PA**

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### **DESCRIPTION:**

The apartment, set on the fifth floor, has a private balcony with a leafy outlook overlooking St Andrew's Gardens. Offered in good condition throughout it is sold chain free and with a long lease.

Located close to many transport hubs including Russell Square tube station and the Eurostar terminal at St Pancras. The Brunswick Centre with a Waitrose supermarket is also close by.



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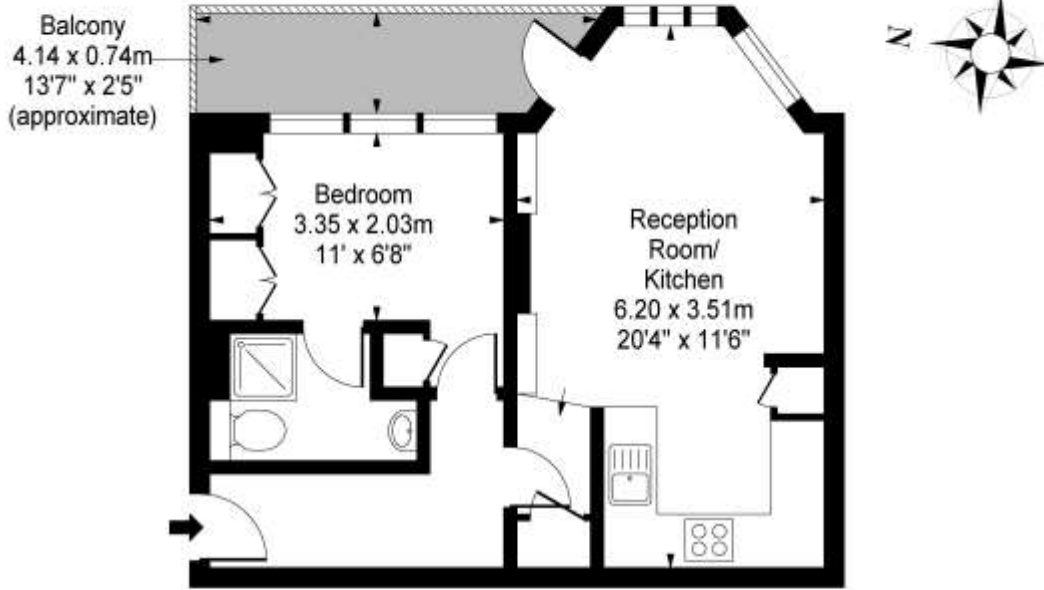
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# Grays Inn Road, WC1

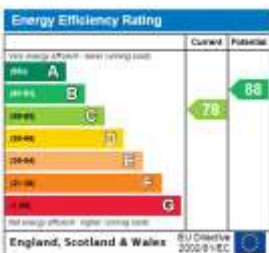


Fifth Floor

Approx Gross Internal Area 400 Sq Ft - 37.16 Sq M

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.



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