



ST. ANDREWS HOUSE, GRAY'S INN ROAD, LONDON, WC1X  
**£875,000**

**A SPACIOUS AND MODERN TWO BEDROOMED DUPLEX  
 APARTMENT SET ON THE SECOND AND THIRD FLOOR OF A  
 SMALL RECENT TOWN-HOUSE DEVELOPMENT.**

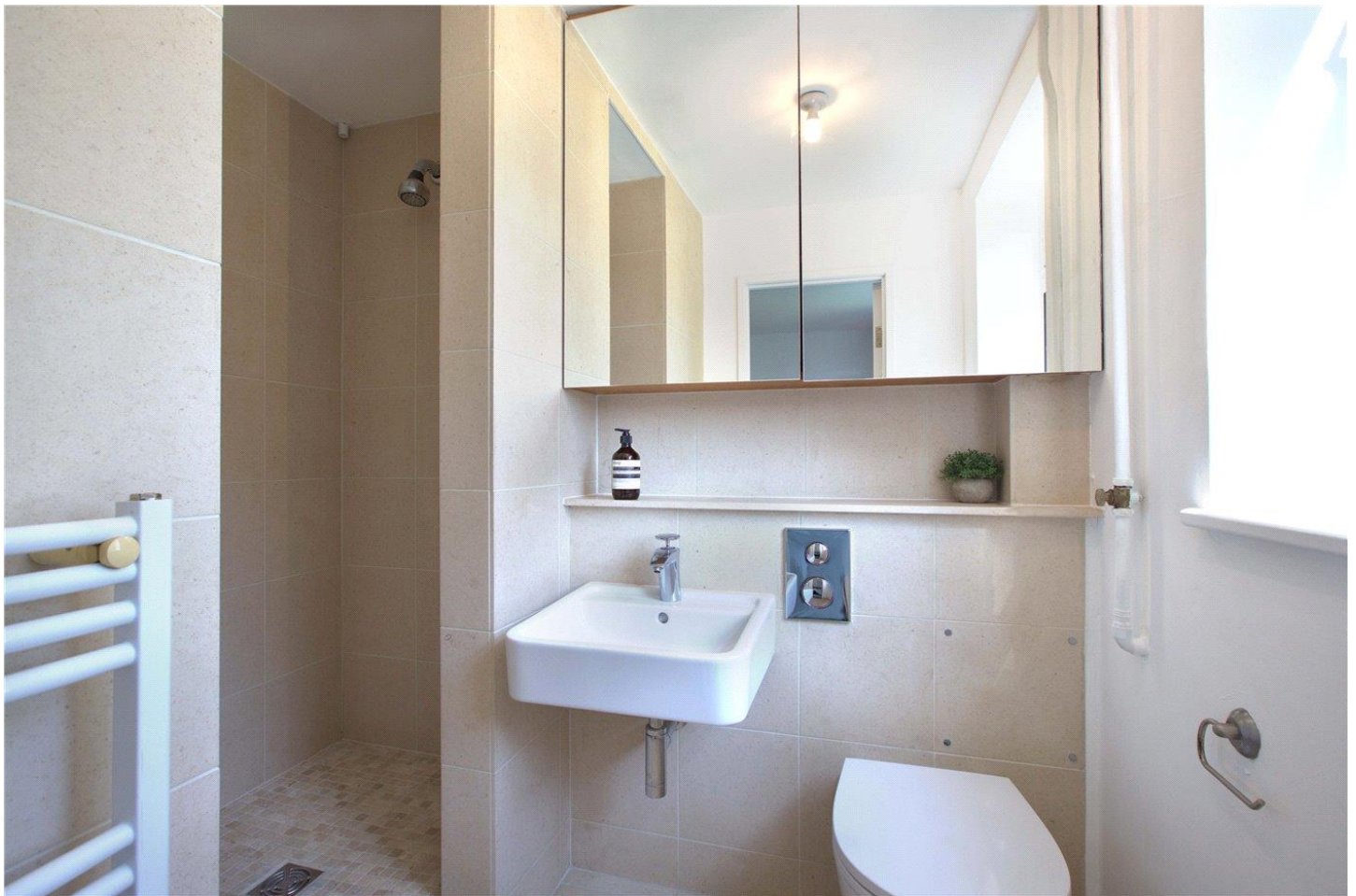
Clerkenwell | 020 7405 1288 | [clerkenwell@winkworth.co.uk](mailto:clerkenwell@winkworth.co.uk)

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#### DESCRIPTION:

This well-designed purpose built flat, the largest of three in the building, comes with a long lease and share of freehold.

On the lower floor of the property are two double bedrooms, one of which is en-suite with a walk-in wardrobe. There is a further bathroom. The upper floor is occupied by the kitchen/diner which flows well into the reception. The flat has a nice comfortable feel and has plenty of natural light. There are pleasant views to the rear down onto St Andrew's Gardens.

The flat is marvellously located for access to the City, the Inns of Court, the West End, Kings Cross St Pancras and the world leading universities, teaching hospitals, and law schools for which Bloomsbury and Clerkenwell are so justifiably renowned.

The closest underground stations are Russell Square, King's Cross, Holborn and Chancery Lane, all within a short walking distance.

Leasehold: until 2123 plus Share of Freehold, Service Charge: 40% of outgoings, Ground Rent: Peppercorn Camden Band E £1984 PA



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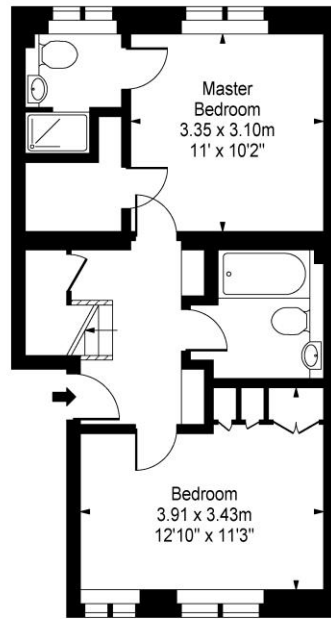




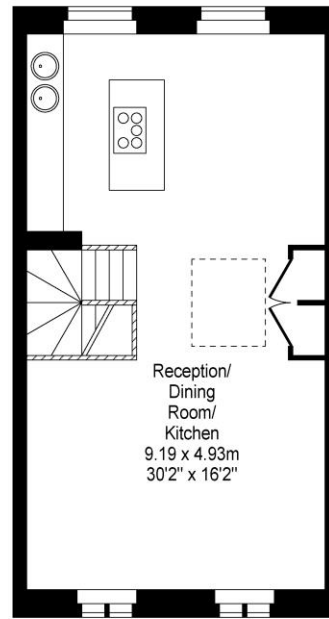
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St Andrews House,  
Grays Inn Road, WC1



Second Floor



Third Floor

Approx Gross Internal Area 969 Sq Ft - 90.02 Sq M

This floor plan should be used as a general outline for guidance only and 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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