

GRAY'S INN ROAD, LONDON, WC1X
£1,300,000

A SPACIOUS AND MODERN FOUR-BEDROOMED PATIO APARTMENT SET ON THE LOWER GROUND FLOOR OF AN IMPRESSIVE AND RECENTLY RESTORED GEORGIAN TOWNHOUSE.

Leasehold until 2261 plus Share of Freehold
 Service Charge including reserve £3k PA approx.
 Ground Rent £325 (not currently demanded)
 Camden Band F £2484 PA

West End | 020 7240 3322 | westend@winkworth.co.uk

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DESCRIPTION:

This well-designed lateral flat, the largest of eight in the building, comes with a long lease and share of freehold, plus high-end specification, lighting and security. The property has a large kitchen-reception, four bedrooms and two bathrooms. All bedrooms are set to the rear and open onto one of the two private courtyards. There is good storage and a separate laundry. The property benefits from plenty of natural light due to floor-to-ceiling windowed doors in the living room and bedrooms. 165 Gray's Inn Road is set on the quiet west side of the road facing St Andrews Gardens and next to Mecklenburgh Square. It 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 is so justifiably renowned. The closest underground stations are Russell Square, King's Cross, Holborn and Chancery Lane, all within a short walking distance.

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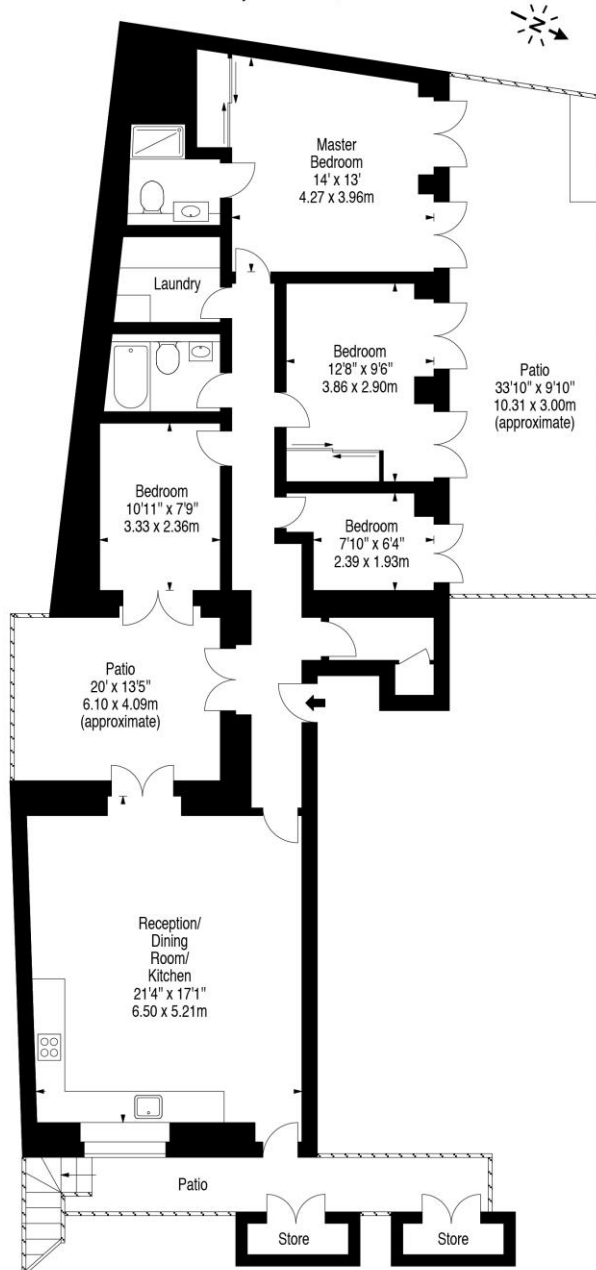
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Lower Ground Floor

Approx Gross Internal Area **1146 Sq Ft - 106.46 Sq M**
 Floor Plan Supplied For Identification Purposes Only And May Not Be Accurate
 Floor Plan by www.elegantmediasolution.com

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.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | 74 | 74 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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