

GRAY'S INN ROAD, HOLBORN, WC1X

Red.



£2,600 PER MONTH

Set within Dulverton Mansions, a sought-after period block moments from Russell Square, this is the largest one-bedroom flat in the building, offering exceptional space, light and location.

The property comprises a spacious reception room, generous double bedroom, large eat-in kitchen and well-appointed bathroom. Modern furnishings complement the hardwood flooring, while a built-in workspace makes it ideal for professionals or students working from home.

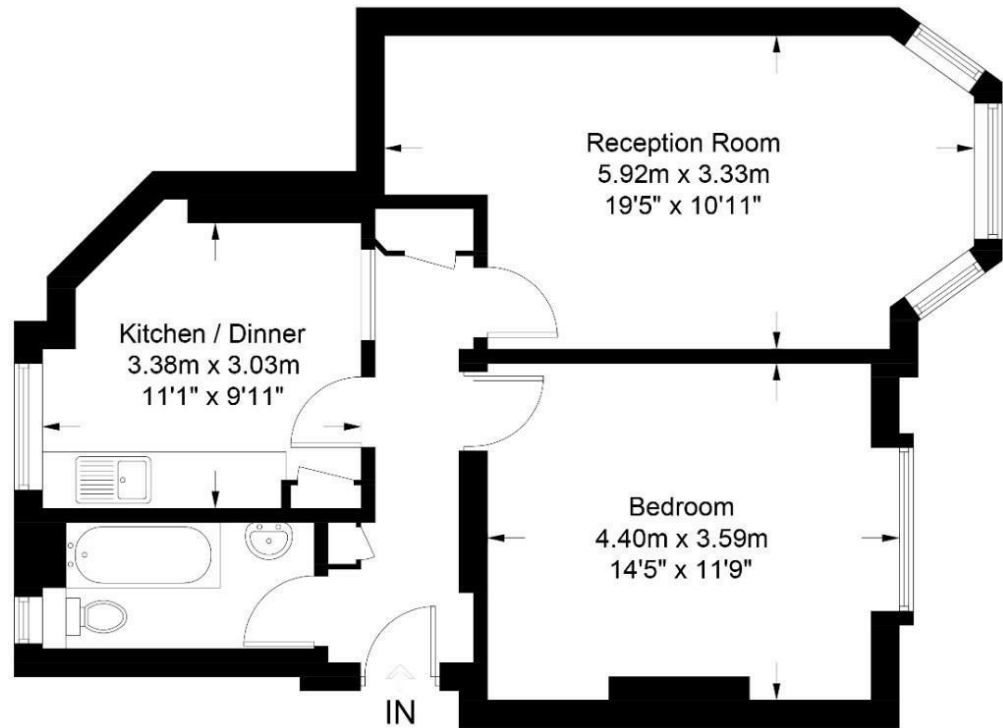
High ceilings, excellent natural light, secondary double glazing and ample storage add to the appeal.

Perfectly positioned for several leading universities and central London's amenities, the flat is surrounded by restaurants, cafés, pubs and shops. Russell Square, Chancery Lane and Farringdon stations are all within easy reach, alongside numerous bus routes.



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Approximate Gross Internal Area = 607 sq ft / 56.4 sq m



Lower Ground Floor

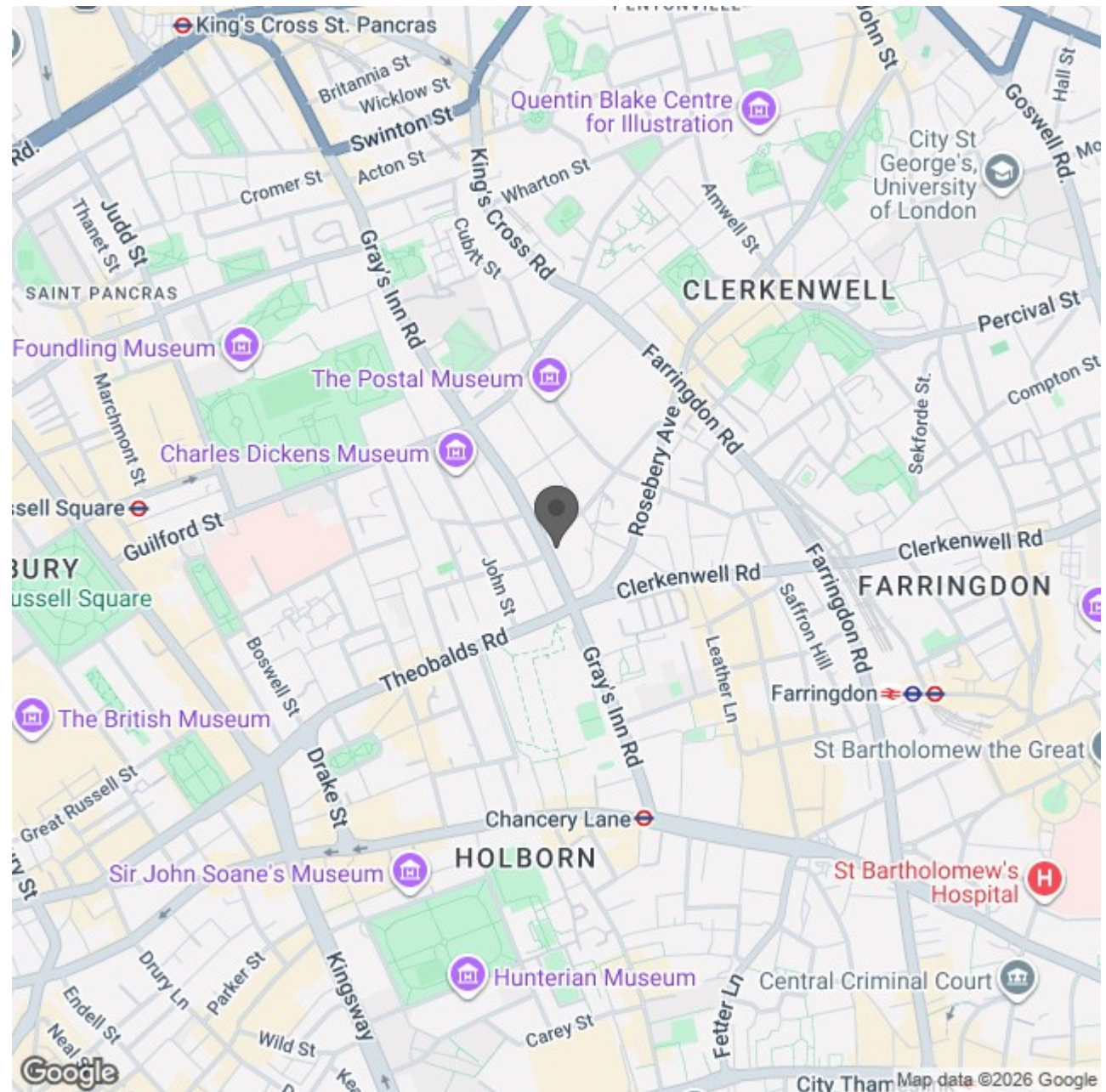
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID679387)

- Largest one-bedroom flat in Dulverton Mansions
- Spacious reception room
- Built-in home office area
- Communal heating system
- Moments from Russell Square
- Sought-after period building
- Generous double bedroom
- Large eat-in kitchen
- Communal courtyard
- Excellent transport links



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(39-54) E		
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