



278, Grays Inn Road, Kings Cross, London, WC1X 8EB

ALL BILLS INCLUDED + CLEANER. This charming two bedroom apartment on Gray's Inn Road comes inclusive of utilities. The large bedrooms are bright and inviting, with double beds, desks, wardrobes and cabinets in each room.

The house boasts a spacious layout, allowing natural light to flood through, creating a warm and welcoming atmosphere. The bathroom is functional and well-maintained, catering to the needs of modern living.

Living in this vibrant area means you will have access to a wealth of local amenities, including shops, cafes, and restaurants, all within easy reach. King's Cross is known for its excellent transport links, making commuting a breeze and providing easy access to the rest of London.

£2,900 Per month

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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IMPORTANT NOTICE
 Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.