



## Flat B, 298 Gray's Inn Road, London, WC1X 8DX


Carter Reeves are proud to present this two bedroom flat within a prime location. Located mins walk to St Pancras and Euston. This property is ideal for students studying at LSE or UCL.


This property boasts 3 good sized rooms which are all large sizes, comes with an extremely spacious; modern kitchen and appliances. Offers a light and airy feel with communal spacing in the kitchen, this property is set up in a homelike style.

Property is located mins from St Pancras and Kings Cross. This is perfect for anyone who look forward to Zone 1 Central London living with all amenities in your backyard. UCL, British Library, and the famous Camden Town are all short walks away.

- Lease Term: 124 years
- Property Services charges? N/A - Only Buildings Insurance Circa, £850 Per annum
- Ground rent per annum? £250 per flat.
- Located on 2nd Floor, 500Sq Feet
- Council tax: Band D - £1,720 per year

£675,000

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**CONTACT**  
 298 Grays Inn Road  
 London  
 WC1X8DX  
 Email: [lettings@carterreeves.co.uk](mailto:lettings@carterreeves.co.uk)  
 Phone: 0207 278 9444  
[www.carterreeves.co.uk](http://www.carterreeves.co.uk)

**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.