



## 3, St. Andrews House Gray's Inn Road, London, WC1X 8JT


Carter Reeves is proud to present to the public a lovely and spacious 2 bedroom flat with and kitchen at an incredible rental price.


The property has two double bedrooms and a separate kitchen, with NO LOUNGE.

This property is on the ground floor and is very secure and safe being situated a few minutes walking distance from our Grays Inn Road office.

The property is located near bars and local shops within the Bloomsbury and Russell Square area being located on Gray's Inn Road. This property is also within 5-10 minutes walking distance to Russel Square and Kings Cross stations.

**£2,400 Per month**

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.