



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

Carter Reeves are proud to present this one 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 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.

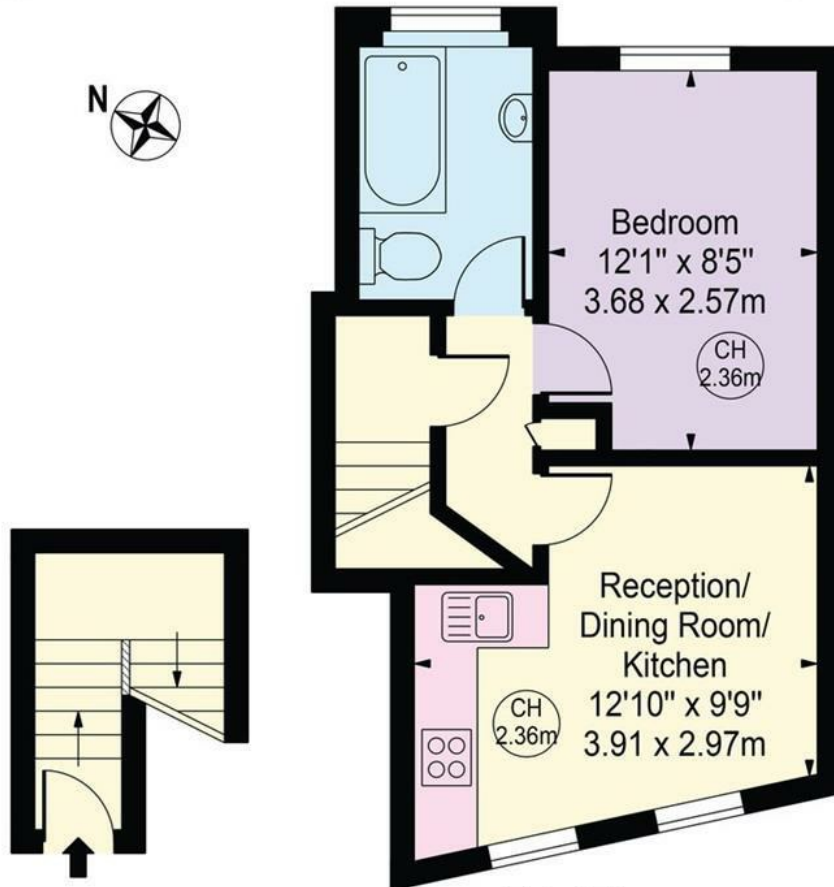
Property is located mins from St Pancras and Kings Cross. This is perfect for anyone who look forward to Zone 1 Central London living with all amenities in your backyard. UCL, British Library, and the famous Camden Town are all short walks away.

- 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 3rd Floor, 380Sq Feet
- Council tax: Band C - £1,529 per year

£500,000

Gray's Inn Road

Approx. Gross Internal Area 380 Sq Ft - 35.30 Sq M



Second Floor Entrance
(41 Sq Ft - 3.81 Sq M)

Third Floor
(339 Sq Ft - 31.49 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.
Copyright Morriarti Photography & Design LTD

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		

CONTACT
298 Grays Inn Road
London
WC1X8DX
Email: lettings@carterreeves.co.uk
Phone: 0207 278 9444
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.