



Gray's Inn Road, Chancery Lane, WC1X

Asking Price: £725,000

Benham
& Reeves

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& Reeves

 1 Bedroom  1 Bathroom  Leasehold

A boutique residential development in the heart of London's Bloomsbury Conservation Area.

This elegant building comprises 16 high-specification apartments across four floors, set above retail units and a basement. It blends heritage and modernity by preserving two original Victorian facades while delivering contemporary living within.

Inside, the open-plan living area is flooded with natural light, creating an airy, welcoming space. The sleek kitchen features top-tier appliances and generous storage. Amenities include a concierge, secure bike storage, and lift access to all floors.

Perfectly positioned in Central London, you are moments from transport links, coffee shops, and restaurants.

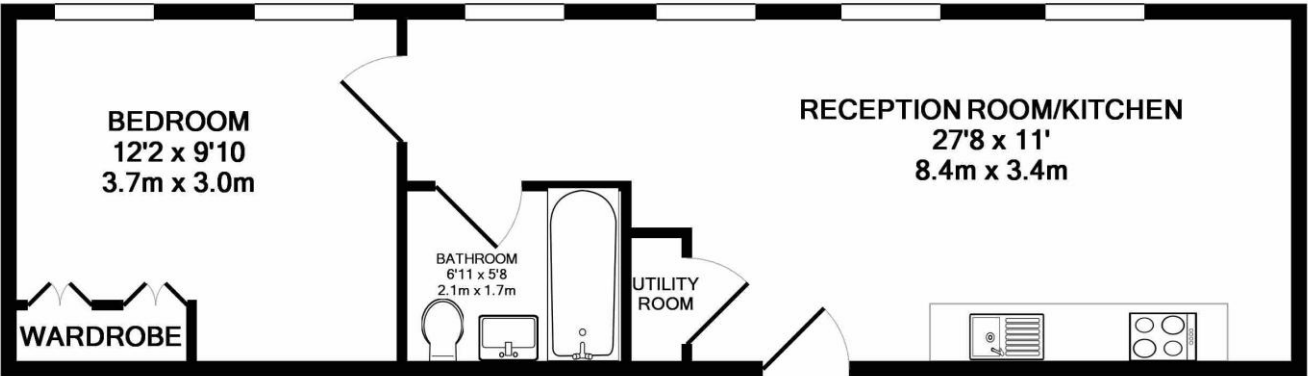




Property Features:

- Bright Reception Room
- Bedroom
- Bathroom
- Concierge
- Lift Access
- No Onwards Chain
- Long Lease
- Close to Transport





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



14TL.43GIR.WC1X - 4TH FLOOR
TOTAL APPROX. FLOOR AREA 439 SQ.FT. (40.8 SQ.M.)

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Terms & Conditions:

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Asking Price:	£725,000
Tenure:	Leasehold Expires 01/04/3013 Approximately 987 Years Remaining
Ground Rent:	£500.00 (per annum) 01.04.2025 - 31.03.2026
Service Charge:	£4,266.00 (per annum) 01.04.2025 - 31.03.2026
Anticipated Rent:	£3,200.00 pcm Approx. 5.1% Yield

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH230402

T: 020 7213 9700

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