



# Gray's Inn Road, Chancery Lane, WC1X

Asking Price: £600,000

Benham & Reeves

# Gray's Inn Road, Chancery Lane, WC1X

 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.

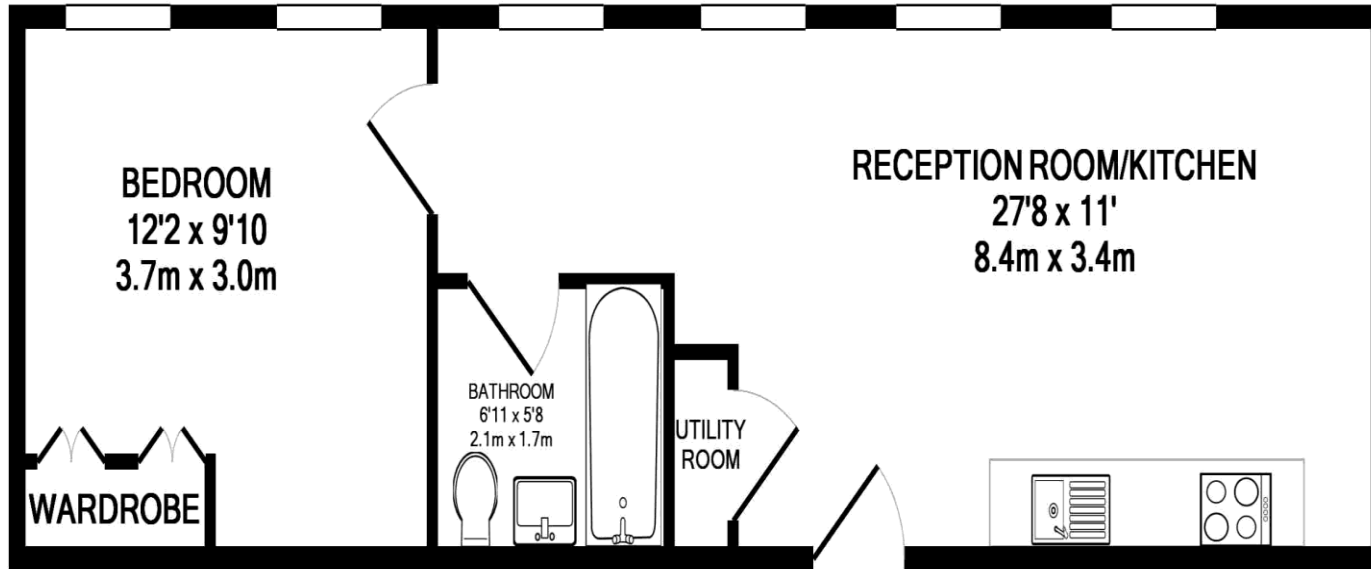




## Property Features:

- 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		

## GIR.WC1X - 4TH FLOOR

TOTAL APPROX. FLOOR AREA 439 SQ.FT. (40.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£600,000
Tenure:	Leasehold Expires 01/04/3013 Approximately 986 Years Remaining
Ground Rent:	£500.00 (per annum) For the year 2026
Service Charge:	£4,308.50 (per annum) For the year 2026
Anticipated Rent:	£3,200.00 pcm Approx. 6.4% Yield

## Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH230402

T: 020 7213 9700

E: [city.sales@benhams.com](mailto:city.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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