



Grays Inn Road, WC1X Bloomsbury

£1,250,000.00

2  **2** 

- Brand New Development
- 4th Floor
- On Site Gymnasium
- Wood Floors
- Two Bedrooms
- 732 Sq ft
- Excellent Location
- Two Bathrooms
- Concierge
- Private Terrace

A fantastic opportunity to acquire this luxury brand new two bedroom two bathroom apartment set within the new development St Pancras Place, Kings Cross.

The apartment is situated on the 4th floor and offers 732 sq ft of living space boasting a balcony, 24-hour concierge and residents' gymnasium.

St Pancras Place is located within close proximity from London's most accessible station with 6 underground lines, train lines and Eurostar passing through King's Cross St Pancras. - Lease Length: 999 years

- Ground Rent £500p.a
- Service Charge £3.50 per sq ft pa
- Local Authority - Camden
- Aspect: East / West facing



To arrange a viewing for this property please call us on: **020 7261 1103**

A: 54 Southwark Bridge Road, London, SE1 0AR **T:** 020 7261 1103 **F:** 020 7401 2007 **W:**

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Property images:



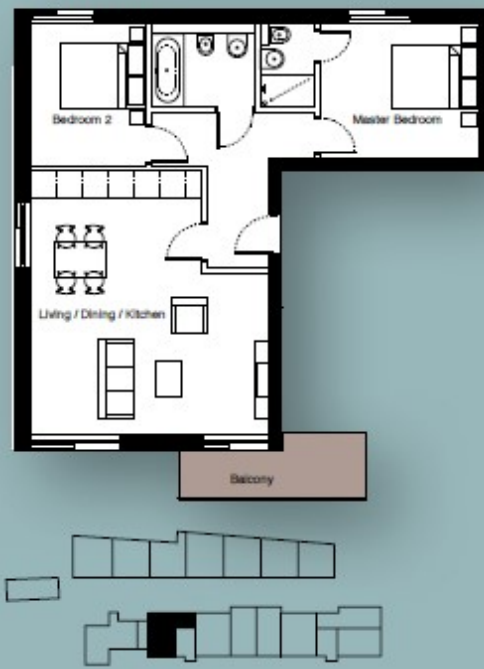
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Floor Plans

	M	TOTAL M ² / FT ²
LIVING / KITCHEN / DINING	6.12 X 5.54	30.3 / 326
MASTER BEDROOM	3.7 X 3.1	11.4 / 123
BEDROOM 2	3.3 X 2.7	8.9 / 96
BALCONY	4.32 X 1.55	6 / 64.6
TOTAL AREA	68M²	731.7FT²

FOURTH FLOOR



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Location



Important Notice

These details have been prepared and issued in good faith and do not constitute representations of fact or form of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken.

Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or otherwise relevant consent has been obtained.

Floor plan - All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and approximate only and cannot be regarded as being a representation either by the seller or his Agent.



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