



CHURSTON MANSIONS, GRAYS INN ROAD, WC1X 8ER

£650,000
LEASEHOLD

A well presented, larger than average one bedroom, 5th floor (Lift) apartment found in this desirable mansion block flooded with natural light and plenty of character.

The property comprises of an inviting reception room, large sash windows allowing plenty on natural light, separate newly fitted kitchen, spacious bedroom and a modern tiled bathroom suite.

Churston Mansions is situated on Grays Inn Road just a short walk from Farringdon, Chancery Lane and Russell Square tube stations providing the best transport links

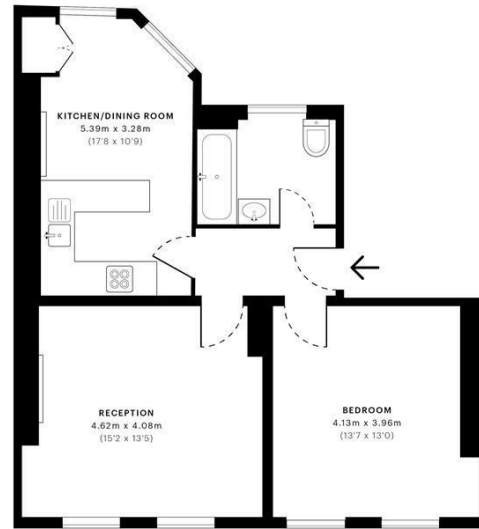
Hemmingfords

Gray's Inn Road, WC1X

CAPTURE DATE: 13/06/2022 LASER SCAN POINTS: 31,276,242

GROSS INTERNAL AREA

64.28 sqm / 691.90 sqft



— Fifth Floor

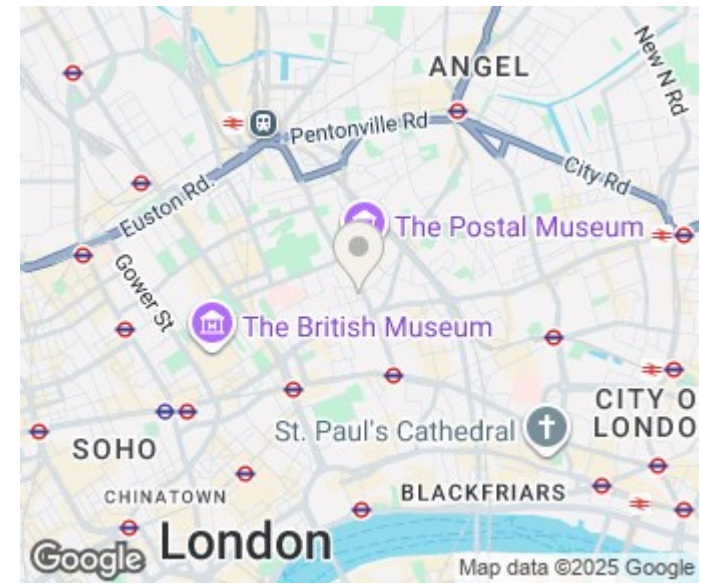
 <small>GROSS INTERNAL AREA (GIA)</small> <small>The footprint of the property</small> 64.28 sqm / 691.90 sqft	 <small>NET INTERNAL AREA (NIA)</small> <small>Excludes walls and external features</small> <small>Includes swimming pools, covered terraces</small> 53.77 sqm / 578.37 sqft	 <small>EXTERNAL STRUCTURAL FEATURES</small> <small>Balconies, terraces, verandas, etc.</small> 0.00 sqm / 0.00 sqft	 <small>RESTRICTED HEAD HEIGHT</small> <small>Controlled use area under 1.9m</small> 0.00 sqm / 0.00 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual open lengths and widths are the maximum points of measurements captured in the scan.





IPMS RESIDENTIAL: 61.36 sqm / 660.47 sqft
IPMS COMMERCIAL: 57.75 sqm / 621.62 sqft
spec id: 627c05b3c741ef0e92657973



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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