



**7 54 GRAYS INN ROAD**  
**WC1X 8LT**

**£3,000 PER MONTH**

Beautifully finished and presented two double bedroom fourth floor apartment located on Grays Inn Road, moments from Chancery Lane & Holborn stations.

This bright and contemporary apartment consists of a large semi open plan reception room two spacious double bedrooms and a modern tiled bathroom.

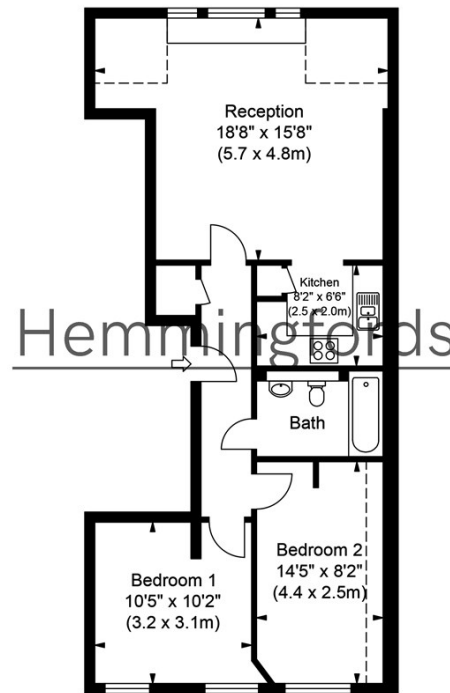
Situated on Grays Inn Road your minutes from The City, Chancery Lane Station (Central Line) and a short walk from Fleet Street, Holborn & St Pauls. The location is within easy reach of the City's most renowned cultural institutions and museums. Located south of Bloomsbury and west of Clerkenwell, the area is adorned with an array of Georgian Garden Squares and independent eateries to enjoy.

Offered furnished or unfurnished

**Hemmingfords**

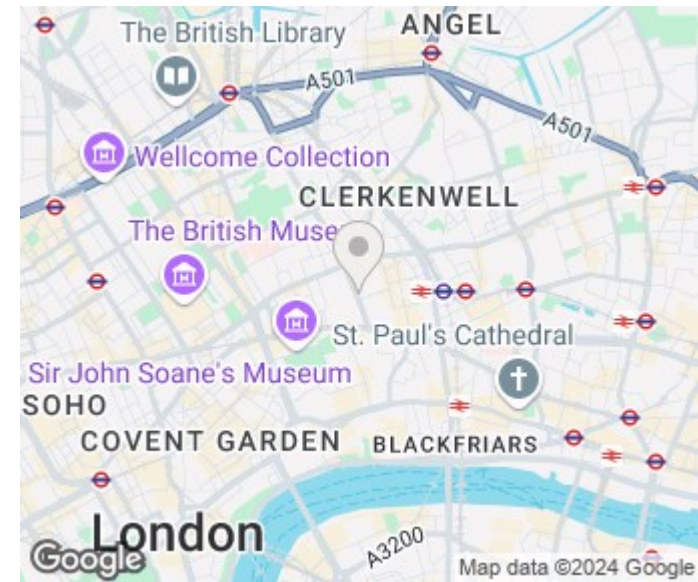
Grays Inn Road, WC1X

Approximate Gross Internal Area  
666 sq ft / 61.89 sq m



Fourth Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS ARE MAXIMUM AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   | 74                         | 79        |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>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

Hemmingfords Lettings & Sales  
Second Floor  
34 Upper Street  
London  
N1 0PN

020 3890 7470  
info@hemmingfords.co.uk  
www.hemmingfords.co.uk

Hemmingfords