



## 176 GRAYS INNN ROAD WC1X 8ER

£3,500 PER MONTH

\*AVAILABLE IN SEPTEMBER \* A bright and spacious two double bedroom apartment located on the 4th floor (Lift) of a red brick period mansion block.

Consisting of a corner reception room with views across Bloomsbury, a master bedroom and a second bedroom. A separate modern kitchen and bathroom. The property has been renovated throughout.

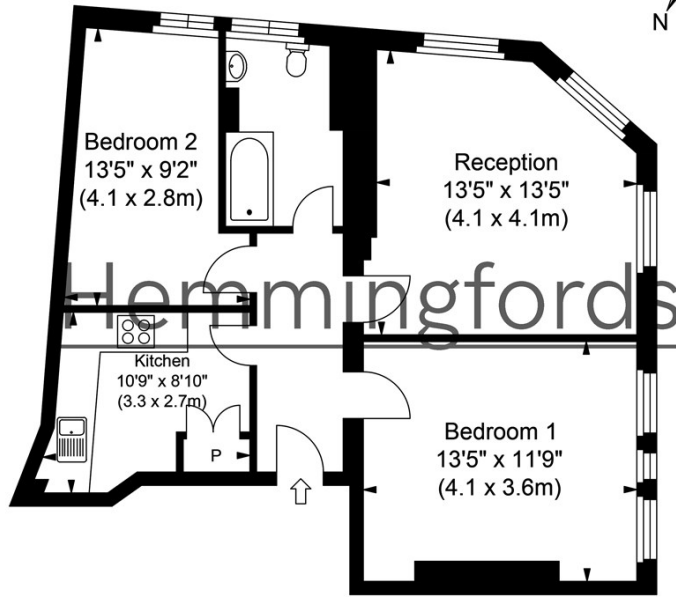
Churston Mansions is red brick mansion block located on the east side of Grays inn road. Perfectly located between Bloomsbury and Clerkenwell with Holborn to the south and Kings Cross to the north.

There is great transport links with Chancery Lane (Central Line) a short walk away, with Kings Cross St Pancras and Farringdon (Victoria, Northern, Piccadilly, Hammersmith and City and Metropolitan Lines) also within walking distance.

# Hemmingfords

### Churston Mansions, WC1X

Approximate Gross Internal Area  
651.21 sq ft / 60.50 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		79	85
(69-80) C			
(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

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

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

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