

GRAY'S INN ROAD,  
LONDON WC1X

**£1,695,000**

ASKING PRICE OF



MUST  
BE SEEN



**A MUST SEE!!**

Stunning duplex apartment located just a stone's throw away from King's Cross St. Pancras Station which connects you not only to destinations within the UK but Europe too!





## WHAT ELSE...

- Spacious reception/dining area
- Modern kitchen
- Three large bedrooms
- Three fully tiled bathrooms
- Under floor heating
- TV in en-suite showers
- Ample storage
- Brand new development
- Excellent transportation links
- two minutes from Kings Cross St. Pancras Station
- Energy Efficiency Rating TBC.

|                           | M                       | TOTAL M <sup>2</sup> / FT <sup>2</sup> |
|---------------------------|-------------------------|--|
| LIVING / KITCHEN / DINING | 6.12 X 5.7              | 30.9 / 333                             |
| MASTER BEDROOM            | 3.87 X 3.3              | 12.1 / 130                             |
| BEDROOM 2                 | 4.2 X 3.42              | 14.3 / 154                             |
| BEDROOM 3                 | 4.57 X 3                | 13.7 / 148                             |
| TERRACE                   | 4.3 X 1.28              | 5.0 / 107%                             |
| BALCONY                   | 3.6 X 1.5               |  |
| <b>TOTAL AREA</b>         | <b>101M<sup>2</sup></b> | <b>1087FT<sup>2</sup></b>              |

FIRST FLOOR

SECOND FLOOR

44 Crawford Street, London W1H 1JS | +44 (0)207 723 8082

If you are looking to sell or rent your property, would like a current market appraisal or just want to keep up to date with property news in your local area...

Call us on 0207 723 8082 or email [info@keypropertylondon.com](mailto:info@keypropertylondon.com)

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