FRASER & Co

THE LINCOLNS

BLOOMSBURY, WC1X



ASKING PRICE
£1,100,000


Open every day 7am - 11pm
The co-operative food
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AYRTON
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THE LINCOLNS
GRAYS INN ROAD
WC1X

- **Two Bedrooms Two Bathrooms**
- **Top Floor (4th Floor)**
- **Daytime Concierge**
- **Modern Development**
- **Lift**

A stunning 2 bedroom, 2 bathroom apartment nestled within a modern development in the heart of Bloomsbury.

As you step into this contemporary sanctuary, you are greeted by a spacious and bright living area adorned with sleek, minimalist design. The dual aspect windows flood the space with natural light, offering breathtaking views of the vibrant neighbourhood below.

The kitchen boasts state-of-the-art appliances and ample storage space, the two double bedrooms are generously sized and include built in wardrobes. The master bedroom features an en-suite bathroom, complete with elegant fixtures and luxurious finishes. The second bedroom offers flexibility, ideal for guests or a home office.

Residents of this exclusive development benefit from convenient amenities such as a daytime concierge, ensuring assistance and security throughout the day. The lift provides easy access to the top floor, enhancing accessibility for all residents. Additionally, the video entry system offers peace of mind, allowing you to welcome guests with confidence.





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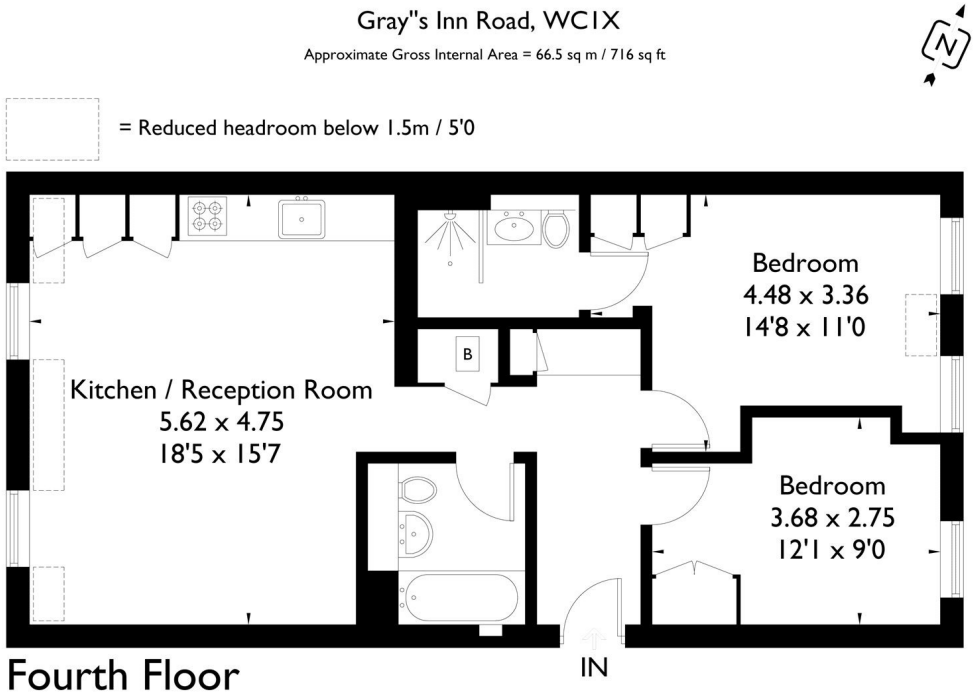
Approximate gross internal area:
66.5 SQM /
716 SQ FT



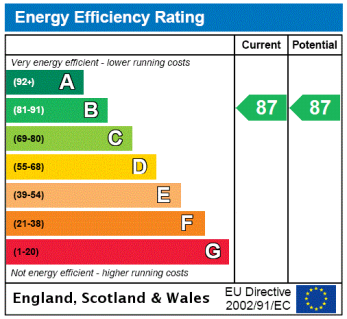
Tenure: Leasehold, 986 years
Estimated ground rent: £500 p.a.
Estimated service charge: £6988.3 p.a.

info@fraser.uk.com
www.fraser.uk.com

London West End Sales Office
12 West End Quay
1 South Wharf Road, London, W2 1JB
Tel: 020 7723 5645

FRASER & Co

These particulars are prepared with all due care for convenience of intended purchasers, but their accuracy is not guaranteed and they do not form part of any contract. Purchasers must themselves check by inspections or otherwise the accuracy of these particulars prior to signing a contract. Registered No. 3051498



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