



THE LINCOLNS, BLOOMSBURY, WC1X



ASKING PRICE
£1,100,000



THE LINCOLNS, 43 GRAYS INN ROAD, WC1X

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

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

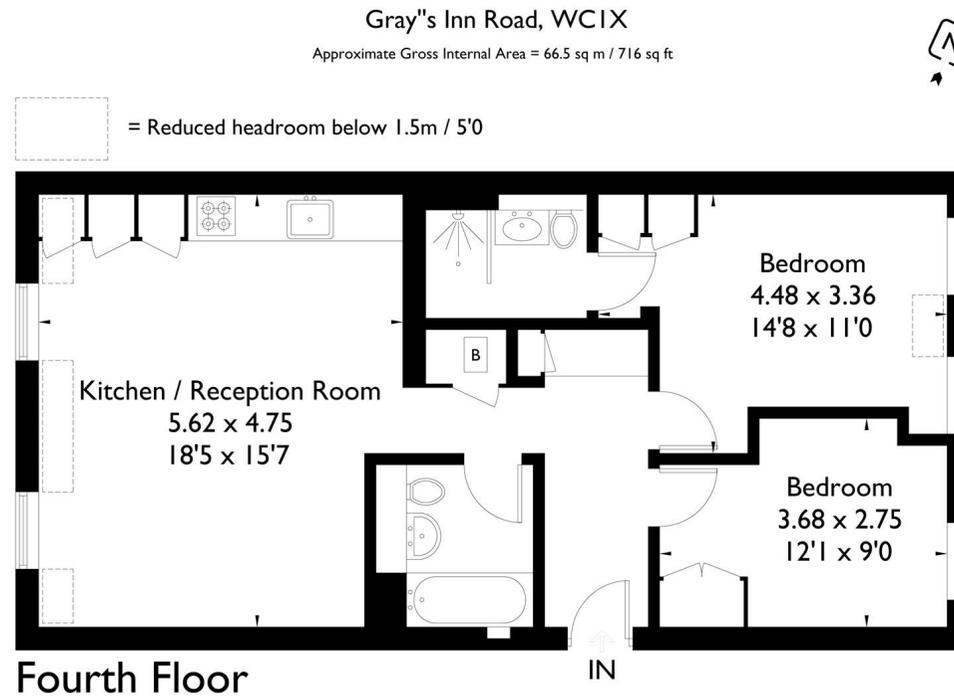
As you step into this contemporary sanctuary, you are greeted by a spacious and bright living area adorned with sleek, minimalist design. The dual aspect windows flood the space with natural light, offering breathtaking views of the vibrant neighbourhood below.

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.



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Approximate gross
internal area:
66.5 SQM /
716 SQ FT



FLOORPLANZ © 2015 0845 6344080 Ref: 153649

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Tenure: Leasehold, 988 years

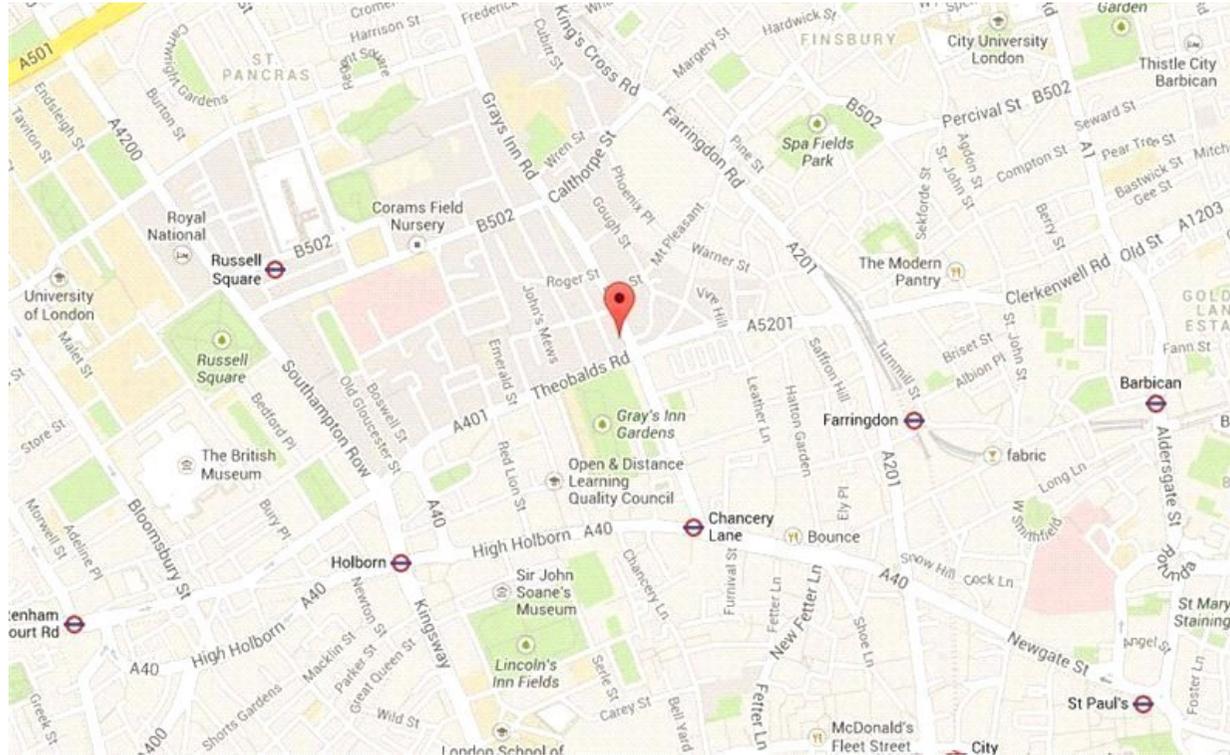
Estimated ground rent: £500 p.a.

Estimated service charge: £6833.68 p.a.

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& Co



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)	87	87
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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