

## FLAT TO LET

### THIRD FLOOR NORTH – 4/5 GRAY’S INN SQUARE

**Available to Members of Gray’s Inn (except students)**

An exceptional three bedroom flat available to let in an extremely sought-after location in Gray’s Inn. The flat has been extensively refurbished to include a stylish, contemporary kitchen/ breakfast room, spacious master bedroom with en-suite and 30’ living/ dining room with fine views over The Walks.

The property is well served by transport links, with Chancery Lane and Holborn underground stations (Central Line) both being in close proximity. King’s Cross St. Pancras, Farringdon Underground and mainline train stations are all within a mile of Gray’s Inn. In addition, regular bus routes run along High Holborn, Theobald’s Road and Gray’s Inn Road.

The flat is served by gas fired central heating throughout and the building has the benefit of a lift. There are ample power points in each room, TV points in the bedrooms and living/ dining room, a new gas fire place and conservation secondary glazing throughout.

- Hall:** 38’6” x 7’9”  
Solid wood flooring, entry phone, vintage-style bronze chandeliers, sky-light.
- Living/  
Dining Room** 31’4” x 15’4”  
Dual aspect views over The Walks, solid wood flooring, period fireplace and hearth with real flame gas fire, vintage-style wall and ceiling lights, French Doors to hall.
- Kitchen/  
Breakfast Room** 15’4” x 13’ (kitchen) and 10’2” x 6’3” (diner)  
Views over The Walks, ‘island’ kitchen with contemporary wall and base units, solid oak worktops, travertine tile flooring, double Belfast sink, chrome mixer tap, hanging chrome pendants, recessed ceiling spotlights, range oven, dishwasher, washing/ machine dryer and microwave.
- Main Bedroom:** 15’4” x 18’3”  
Carpeted, with extensive views of The Walks.
- En-suite:  
Bathroom** Travertine tiled floors and part walls, roll-top bath with shower over, wc, wash hand basin, illuminated mirror, mirrored vanity cupboard, chrome heated towel rail.

**Second Bedroom:** 17'8" x 15'3"  
Carpeted and view over Gray's Inn Square.

**Third Bedroom:** 10'6" x 7'10"  
Carpeted and built-in storage units.

**Shower Room:** Spacious shower enclosure, wc, wash hand basin, mirror with light over, shaving point, chrome heated towel rail.

(Note - it is the responsibility of the tenant to arrange 'phone, TV and broadband services).

**Rent: £45,090 per annum/ £3,757.50 per month** All outgoings are payable by the tenant including Council Tax. A deposit will be payable equating to 'six weeks' rent which will be registered with an appropriate government-backed scheme.

The flat is available on a standard Gray's Inn residential lease for a term of five years. The lease will contain a 'tenant only' break clause, operable at any time upon three months' notice.

**Other Information:**

- Car Parking – As a resident the tenant will be able to apply for an annual car parking permit for Gray's Inn at a reduced fee. For 2017 the annual fee is £750 (no vat payable).
- The Walks – All residents may use, when available, the gardens for recreational purposes, subject to the Gray's Inn rules
- An Energy Performance Certificate is available on request.

**Viewings/ Enquiries:**

Please contact Tim Bell, Estates Surveyor - (0207) 4587902 [tim.bell@graysinn.org.uk](mailto:tim.bell@graysinn.org.uk)

**Applications:** Interested parties are asked to complete an application form available from Tim Bell and return it by no later than **5pm Wednesday 26th April**. Applications will be considered by the Management Committee of The Honourable Society of Gray's Inn on **Friday 5th May**.

In selecting the successful tenant, the Committee will consider: **1)** The relative needs of the applicant **2)** Whether the flat will be the principal residence of the applicant and **3)** The applicants present and future service to the Inn.



