



63

Gray's Inn Road, WC1

Vibrant London Living

A rare opportunity to purchase the freehold interest in a five storey, purposely designed, boutique House of Multiple Occupation in the heart of London's legal district. The property is fully let attracting high quality tenants with extremely high occupancy rates. The ground floor of the building comprises a retail unit trading as, 'La Provence' Cafe. The retail unit has been sold off on a long lease producing a peppercorn rent. There is potential to further increase the rental income through extension to the rear of the building. There is also potential for conversion of the existing building to separate units, subject to planning permission.



Ideally Designed

The residential element of the building has been completely refurbished to provide three cluster apartments, comprising six fully furnished en-suite rooms and a self contained studio. The interiors have been specifically designed for modern living appealing to vibrant young professionals and the graduate market.

Each floor embraces the rich creativity of the area that encompasses London at its best. The individual accommodation provides modern fixtures and fitting with occupants of each floor sharing fully integrated kitchen/dining areas.

The building has integrated Wi-Fi facilities on each floor, fire alarm system, CCTV throughout the communal areas, dual cistern heating controlled individually, as well as intercom entry phone system to each room.

Perfectly Located

For Convenience: The building is located in Bloomsbury, one of London's most sought after locations. The property is centrally located in Zone 1 and perfectly positioned for the unequivocal experience of London living. Located within walking distance of London's financial district to the East, London's famous West End theatre and entertainment life to the West and Kings Cross to the North.

For Transport: Ideally located for transportation, Chancery Lane, Farringdon, Kings Cross and Russell Square are within 10 minutes walking distance from the building. There have been major infrastructure enhancements in the surrounding areas with the creation of Kings Cross St Pancras International and the much anticipated Farringdon Crossrail Station creating access across London, the United Kingdom, and wider Europe.

For Business: The area was traditionally known, as the legal district of London, with Inns of Court situated around the area. With increased infrastructure investment there has been a considerable rise in demand for numerous other industries, with a particular move from creative industries and Tech companies especially since the relocation of Google to the area. Bloomsbury provides an eclectic mix of vibrancy during the week and relaxed London Living at the weekends.

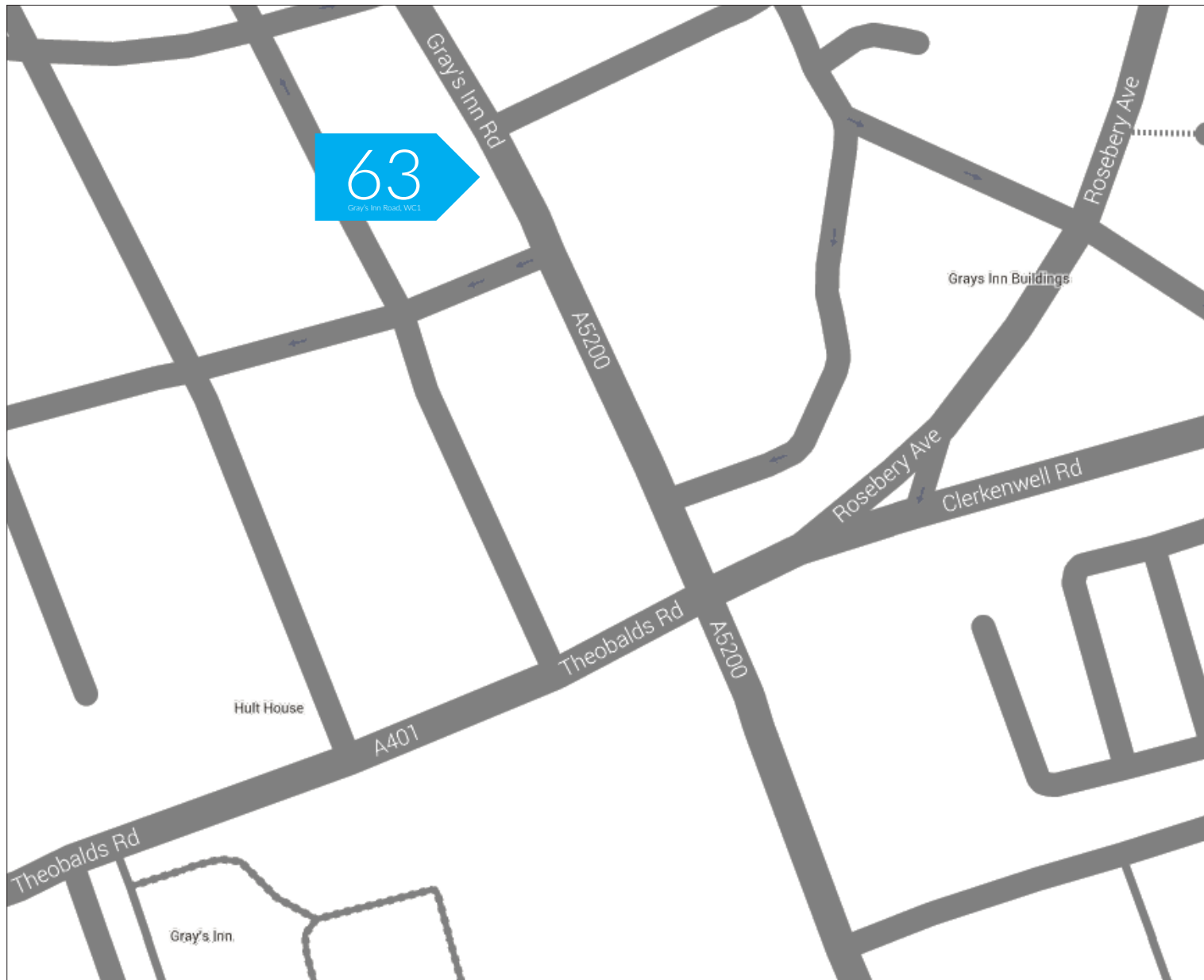
For Study: There are a number of prestigious universities located in the area making the location a draw for international students from universities including, London School Of Economics, SOAS, University College London and Kings College.

For History: Bloomsbury has a rich history of progressive intellectual thought being home to some of the most revered minds and literacy talents of modern times, including Charles Darwin, Charles Dickens, John Maynard Keynes, W.B Yates to name but a few.

For Life: Perfectly located to enjoy the atmospheric shopping, theatres, eateries and alfresco dining of wider London as well as those in the nearby trendy locality of Clerkenwell, Brunswick Centre, Exmouth Market and Smithfield Meat Market.

For Investment: Fantastic transport links, central location, Michelin star eateries and boutique retail parades have attracted increased investments from investors' recognising the areas potential and broad occupier appeal.





63 Gray's Inn Road, London, WC1X 8TL

Price: On Application

-  Chancery Lane (4 min)
-  Farringdon (7 min)
-  Russell Square (7 min)

Winkworth (Clerkenwell)

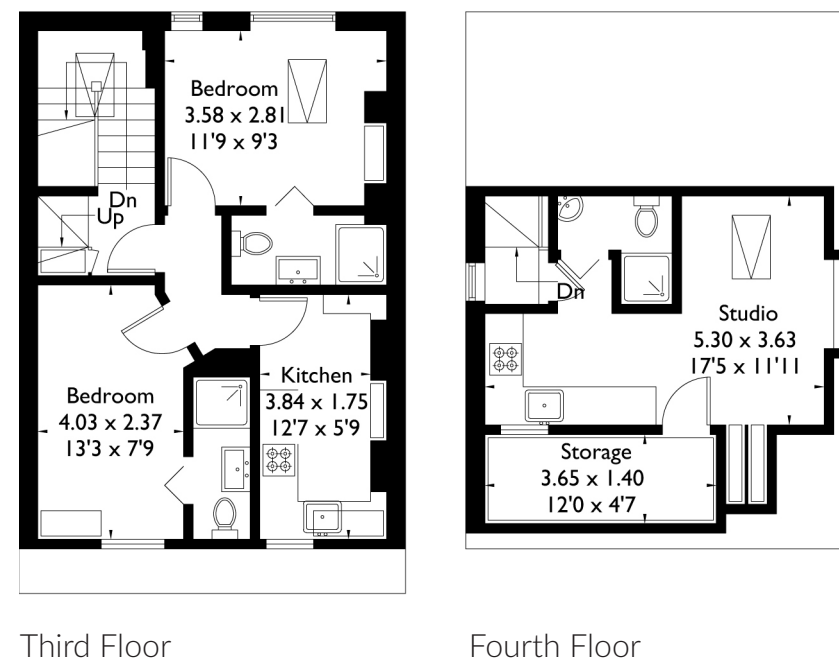
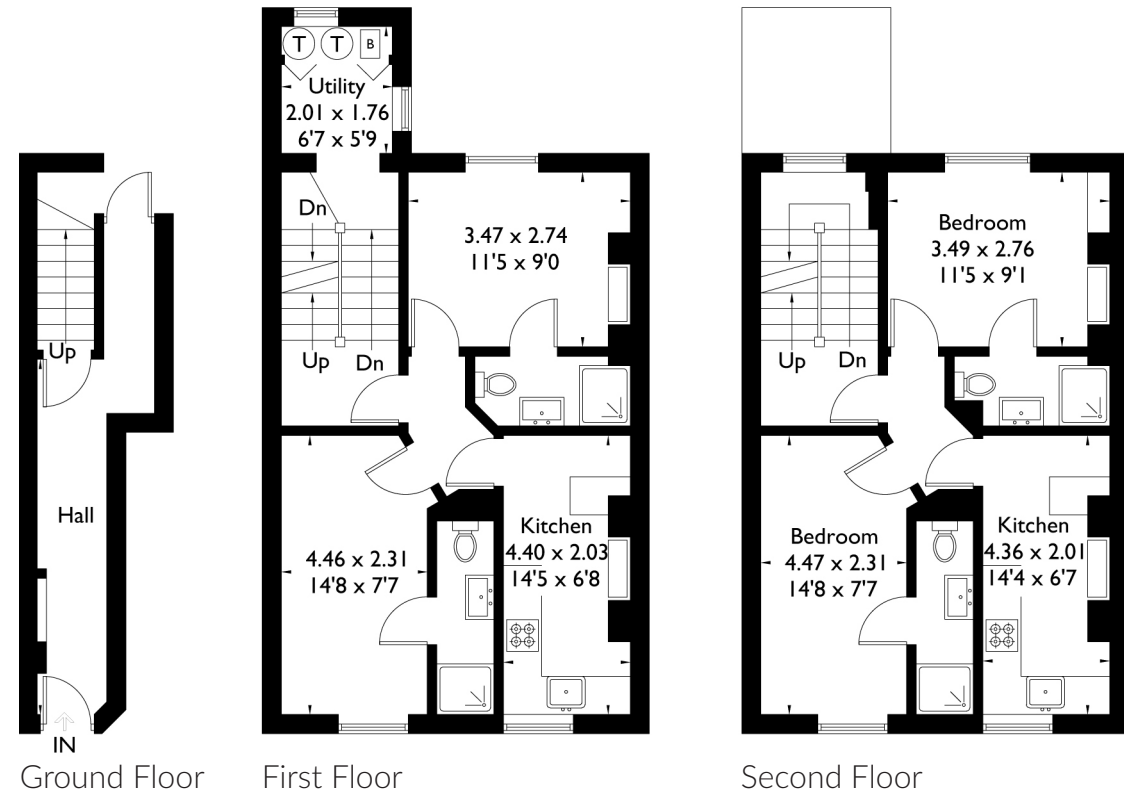
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Approximate Gross Internal Area =
173.7 sq m / 1870 sq ft
Eaves Storage = 5.1 sq m / 55 sq ft
Total = 178.8 sq m / 1925 sq ft

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