

**DULVERTON MANSIONS, GRAY'S INN ROAD, LONDON, WC1X  
£450,000 LEASEHOLD**

**A LARGE ONE BEDROOM MANSION FLAT OVERLOOKING THE  
PRIVATE GATED COURTYARD SET WITHIN AN ATTRACTIVE AND  
WELL-MAINTAINED PERIOD MANSION BLOCK.**

Clerkenwell & City | 020 7405 1288 | [clerkenwell@winkworth.co.uk](mailto:clerkenwell@winkworth.co.uk)

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### DESCRIPTION:

This flat comprises a separate eat-in kitchen overlooking the communal courtyard, separate lounge with high ceilings and large windows with the added bonus of secondary glazing and a larger than average double bedroom. Dulverton Mansions is very well located on Gray's Inn Road with excellent access to Bloomsbury and Covent Garden as well as Chancery Lane, Farringdon (Overground and Elizabeth Line) and King's Cross stations.



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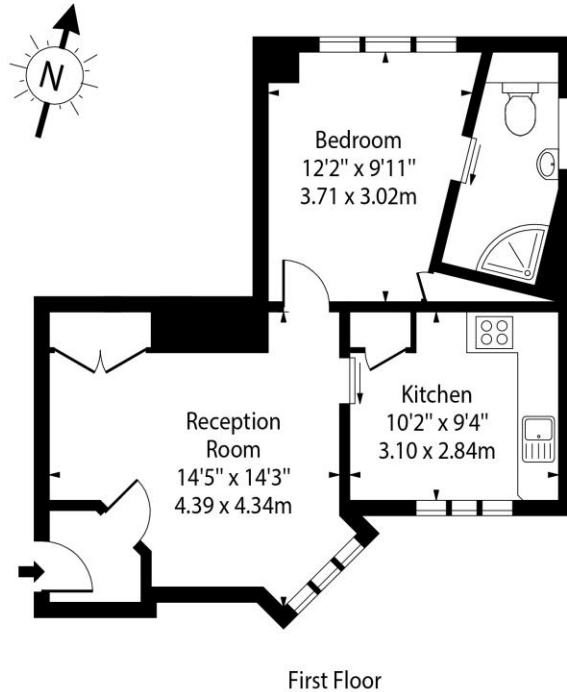
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## Dulverton Mansions, WC1

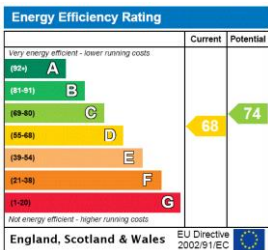


Approx Gross Internal Area 475 Sq Ft - 44.13 Sq M

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

This document is intended to provide a general outline of the property and is not to be used as a basis for any offer or contract.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Leasehold

**Term:** 110 year and 10 months

**Service Charge:** Approx. £2,500 per annum

**Ground Rent:** Approx. £300 Annually (subject to increase)

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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