



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Grafton Way, Bloomsbury, WC1E

£3,500



A beautifully refurbished two-bedroom apartment set within a well-maintained development on Grafton Way, right in the heart of Bloomsbury. Finished to a high neutral and contemporary standard throughout, this bright and well-proportioned property is ideal for professionals, academics, or investors seeking a prime Central London location.

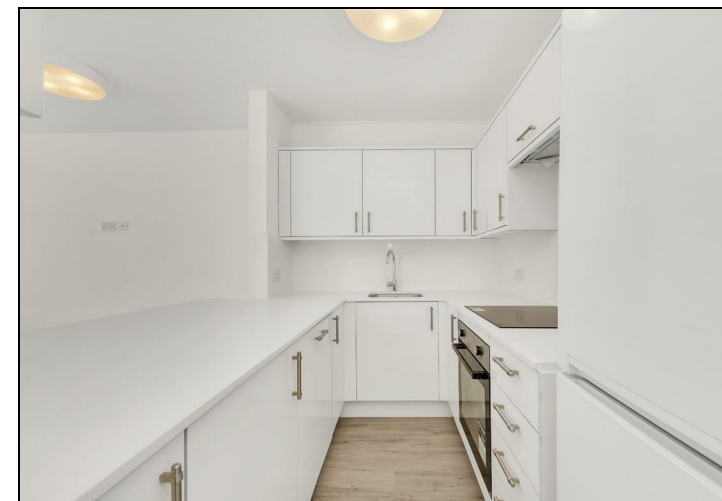
The apartment benefits from large windows that flood the space with natural light, creating a bright and airy feel throughout. The accommodation comprises two well-sized bedrooms, a modern bathroom, and a spacious living area complemented by a sleek, contemporary finish.

What truly sets this property apart is its exceptional location. Situated just seconds from UCLH (University College London Hospital) and moments from the main UCL campus, the apartment is perfectly positioned for medical professionals, students, and academics alike. Tottenham Court Road and Oxford Street are only minutes away, offering world-class shopping, dining, and entertainment, alongside excellent transport links via the Elizabeth Line, Central Line, and Northern Line.

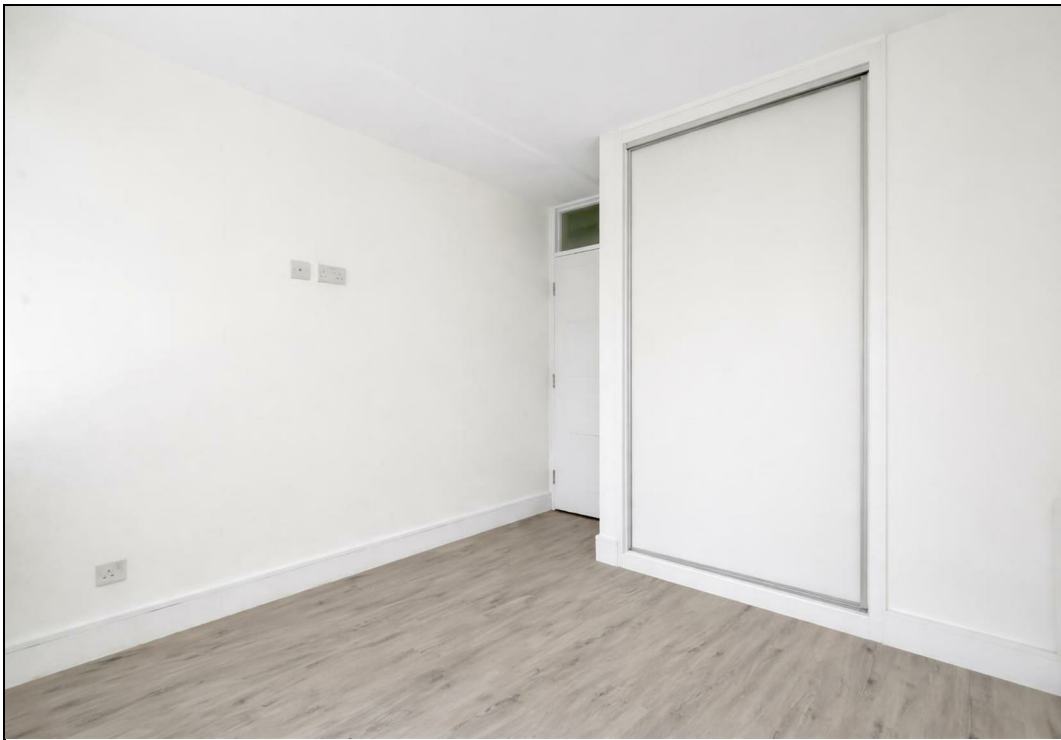
\*The main image has been virtually staged for illustrative purposes only.

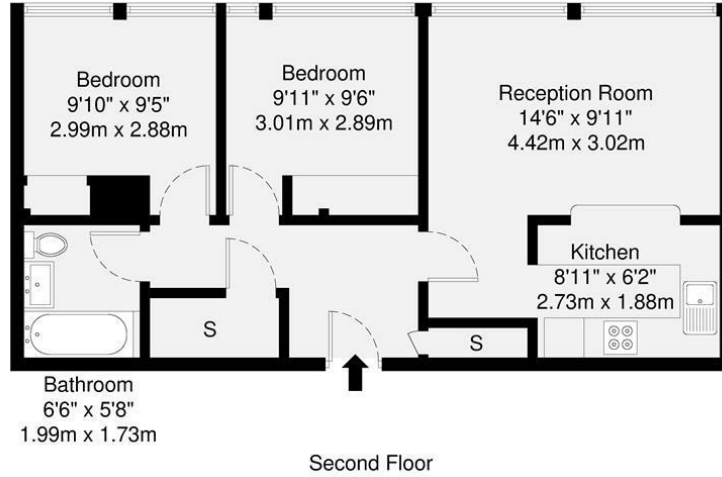
## KEY FEATURES

- Two-bedroom apartment
- Recently refurbished throughout
- Modern neutral & contemporary finish
- Large windows with excellent natural light
  - Prime Bloomsbury location
  - Seconds from UCLH
  - Moments from UCL main campus
- Minutes from Tottenham Court Road & Oxford Street
  - Superb transport connections
- The main image has been virtually staged for illustrative purposes only.





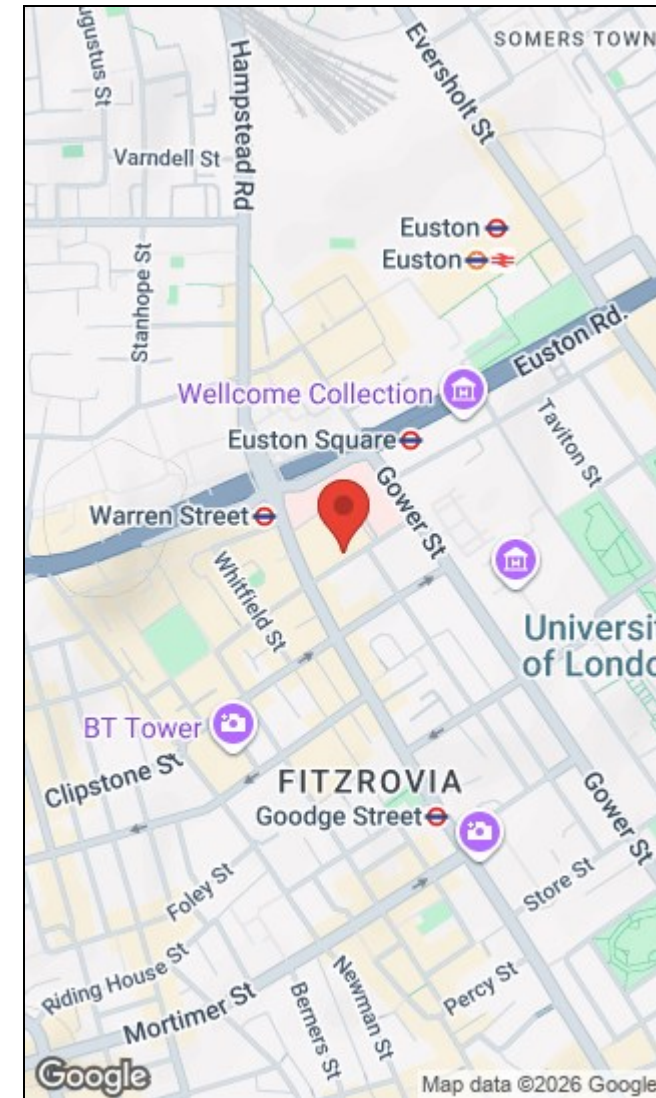




GROSS INTERNAL AREA (GIA) The footprint of the property 54.1 sq m / 582 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 2.4 sq m / 26 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 0.0 sq m / 0.0 sq ft	RESTRICTED HEAD HEIGHT Limited use areas under 1.5m 0.0 sq m / 0.0 sq ft
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Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE



Energy Efficiency Rating	
Current	Potential
73	78
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
EU Directive 2002/91/EC	

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