

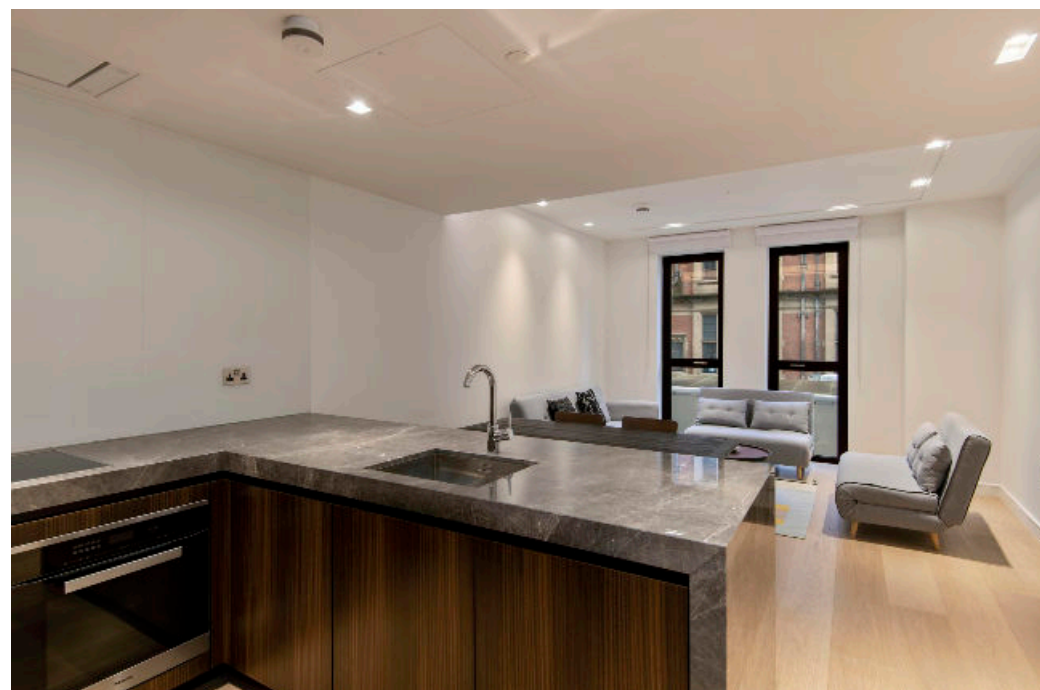
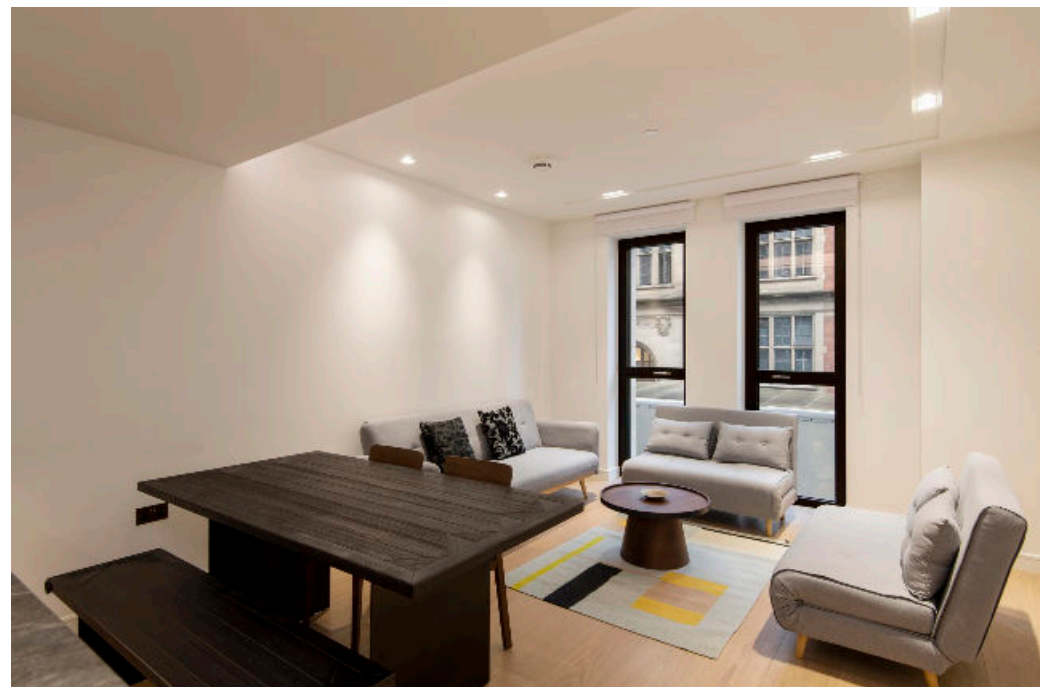
Lincoln Square, Portugal Street, London WC2A



Prestigious two bedroom Lincoln Square apartment

The apartment benefits from a generous open plan kitchen and reception room, fully fitted with modern appliances. The spacious principal bedroom has an en suite bathroom with ample storage. The second double bedroom benefits from use of the second bathroom, accessed across the hallway, and also has the luxury of a private balcony.

Lincoln Square is built on an island site with views of the adjacent Royal Courts of Justice. Recently completed, this is one of the best new developments in London, built by the well-respected developers, Lodha.



Guide price: £2,050,000

Tenure: Leasehold: approximately 993 years remaining

Service charge: £11,437.94 per annum, reviewed every year, next review due 2025

Ground rent: £800 per annum, reviewed every year, next review due 2025

Local authority: City of Westminster

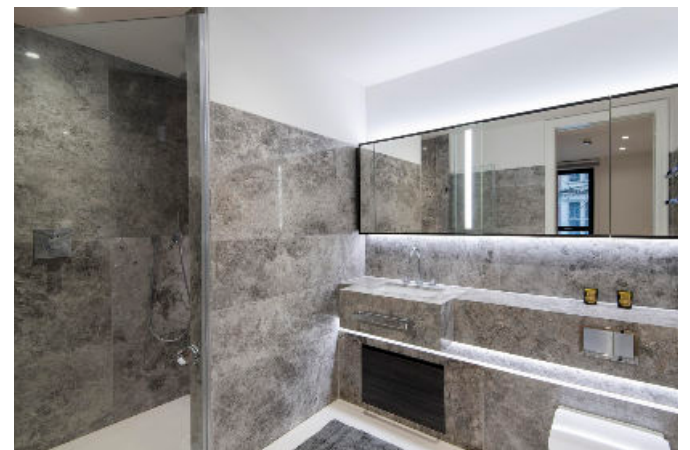
Council tax band: G

There is excellent 24-hour concierge, security and landscaped gardens, in addition to 17,000 square feet of amenities which include a 25-metre swimming pool, vitality pool, sauna and steam rooms, and fully-equipped gym, as well as other social spaces including a library, private dining rooms, a boardroom, cinema, and billiards room.

Location

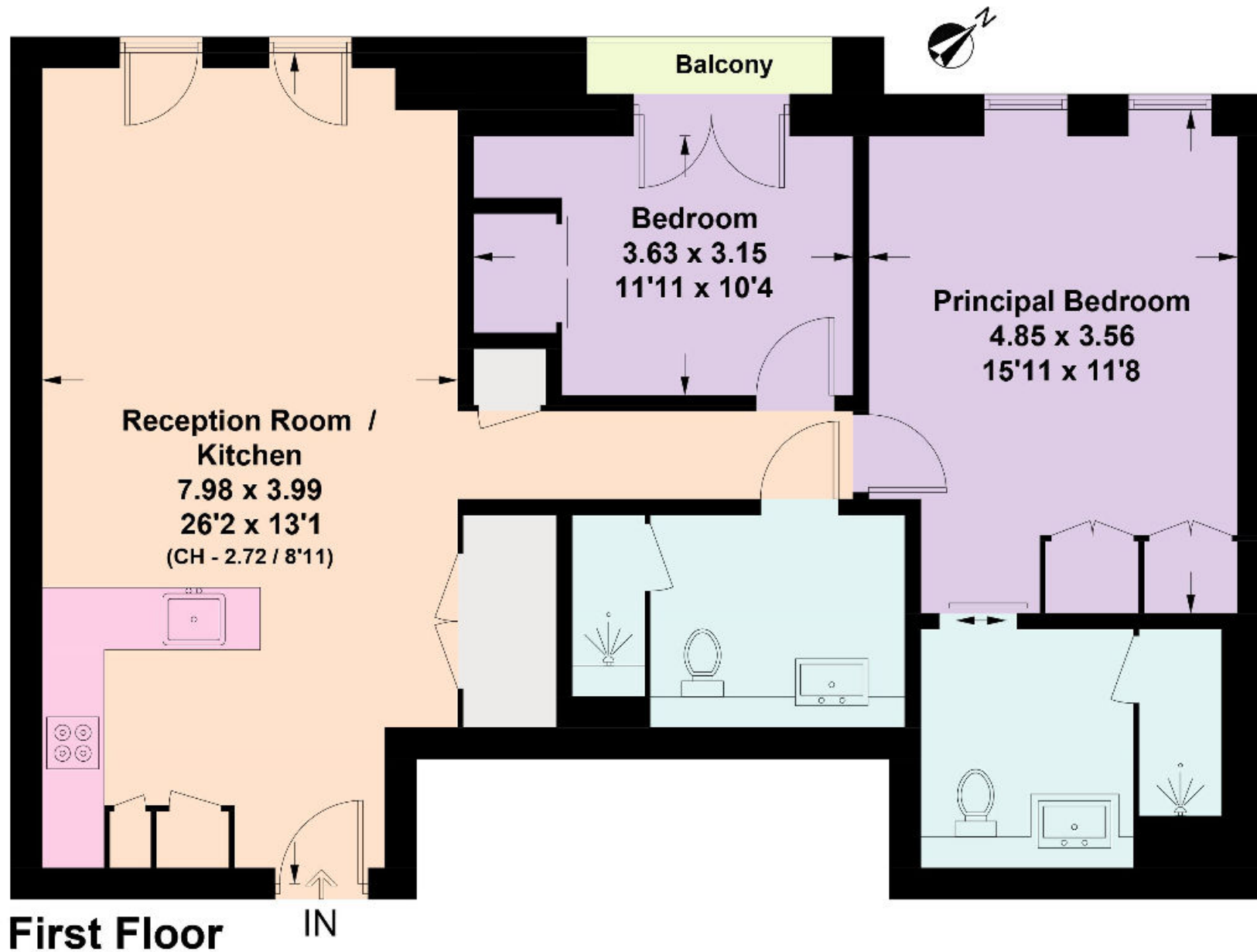
The most famous sites of London are close by, allowing residents to embrace the surrounding heritage in addition to the City's ever evolving skyline. Some of these include Lincoln Inn Fields, Covent Garden, Trafalgar Square and Leicester Square. Temple Underground Station is within approximately 0.3 miles, and Holborn Underground Station is approximately 0.4 miles away.





Approximate Gross Internal Floor Area
77.8 sq m / 837 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated January 2021.

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