



LINCOLN SQUARE

LODHA



## Luxurious two-bedroom apartment facing the historic Land Registry Building with Five-star Residents' Amenities

Unit W106

Lincoln Square, Portugal Street, London, WC2A

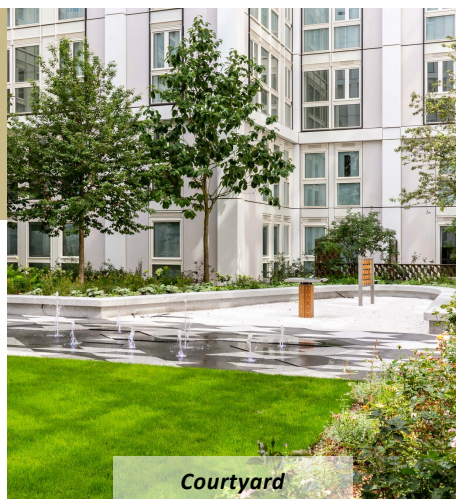
Asking Price: £2,250,000

**CENTURY 21.**  
Goodwin International  
世紀21奇豐國際

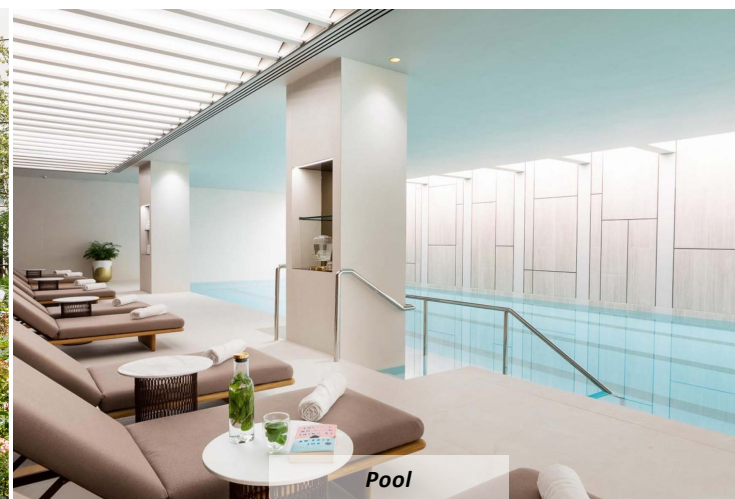


# AMENITIES

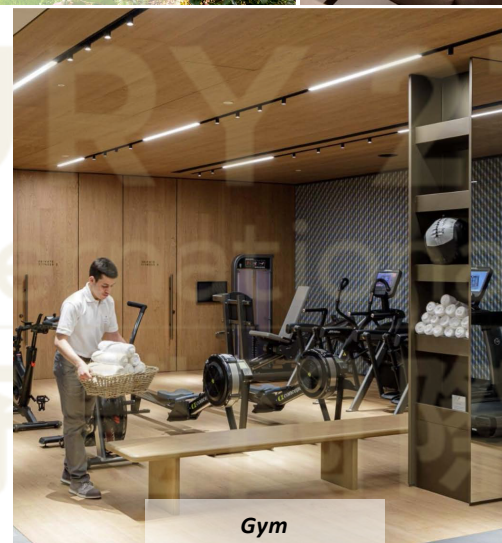
- Over 17,000 sq ft of amenity space
- 24 hour security and concierge
- Over 6,000 sq ft of private landscaped gardens
- Club room, library & snooker room
- Games/kids' room
- 24 person private cinema
- Temperature controlled 25 metre lap pool
- Gymnasium
- Private training rooms, private treatment rooms & relaxation room
- Vitality pool, ice showers, mist showers, sauna & steam room
- Meeting rooms with AV equipment & video conferencing facilities
- Two flexible private dining rooms able to seat a maximum of 36 people



Courtyard



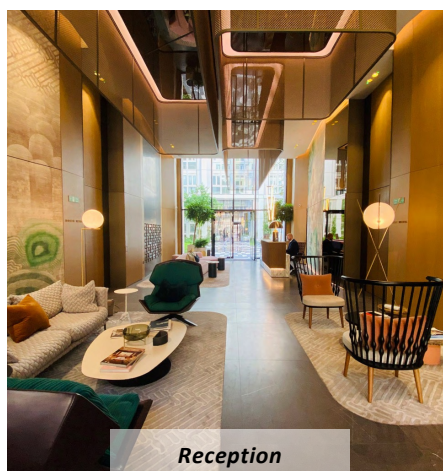
Pool



Gym



Dinning Rooms



Reception



cinema



The Billiard Room



Library



Treatment Rooms



Furnished to a high standard • Newly built • Concierge service  
• Two bedrooms • Central location

### Local Information

The highly anticipated Lincoln Square development is situated within the picturesque Lincoln's Inn Square. Lincoln Square is equidistant from Holborn, Chancery Lane & Temple Underground Station.

### About this property

Positioned on the third floor of the highly anticipated Lincoln Square, a luxury two bedroom apartment situated within the picturesque Lincoln's Inn Square. Lincoln Square is located equidistance of Holborn, Chancery Lane & Temple Underground Station.

Finished to an impeccable standard, apartments benefit from engineered timber floors to the reception room and master bedroom, stone worktops surfaces in the kitchen with integrated Miele appliances and polished limestone bathrooms.

Further benefits include smart home system controlled by touch panel, under-floor heating in all rooms, comfort cooling in all principal rooms and warm walls in the bathrooms. Residents will enjoy 17,000 sq ft of exclusive amenities, which includes a 25 metre pool with adjoining vitality pool, cinema, gym, residents lounge, private dining rooms, kids soft play area along with a 24 hour uniformed concierge service. A further 6,000 sq ft of private landscaped garden designed by Gustafson Porter are within the internal courtyard.

### Furnishing

Furnished

### Local Authority

Westminster City Council

### Energy

### Performance

EPC Rating = B

### Tenant

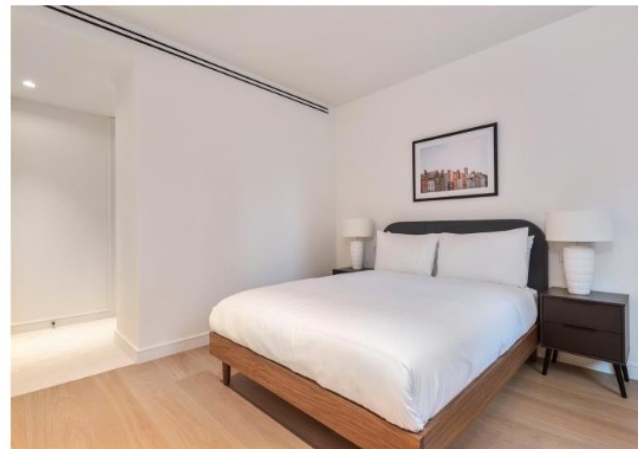
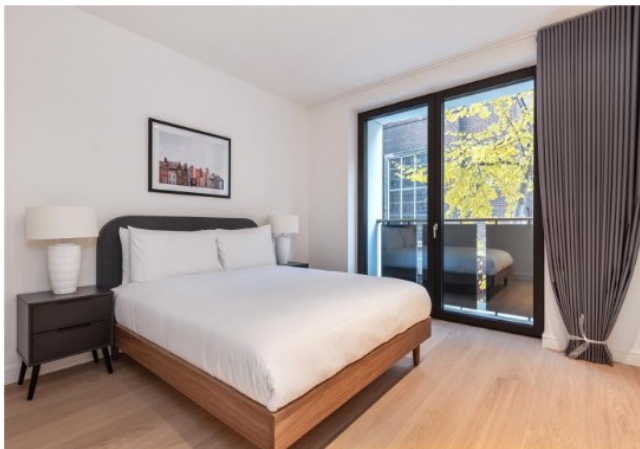
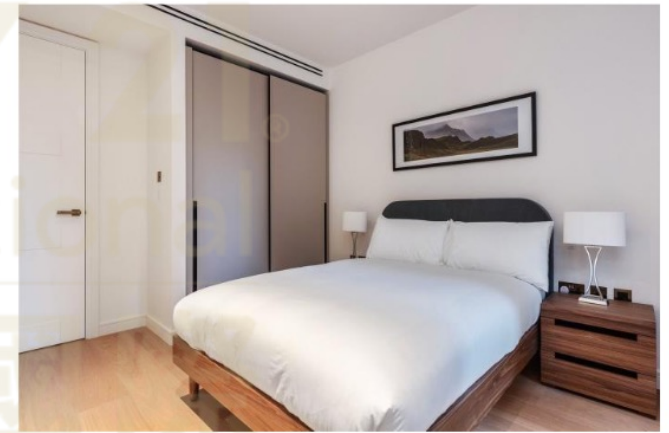
From 3<sup>rd</sup> January, 2021  
(£950 pw)

### Car Park

1 allocated  
Parking space





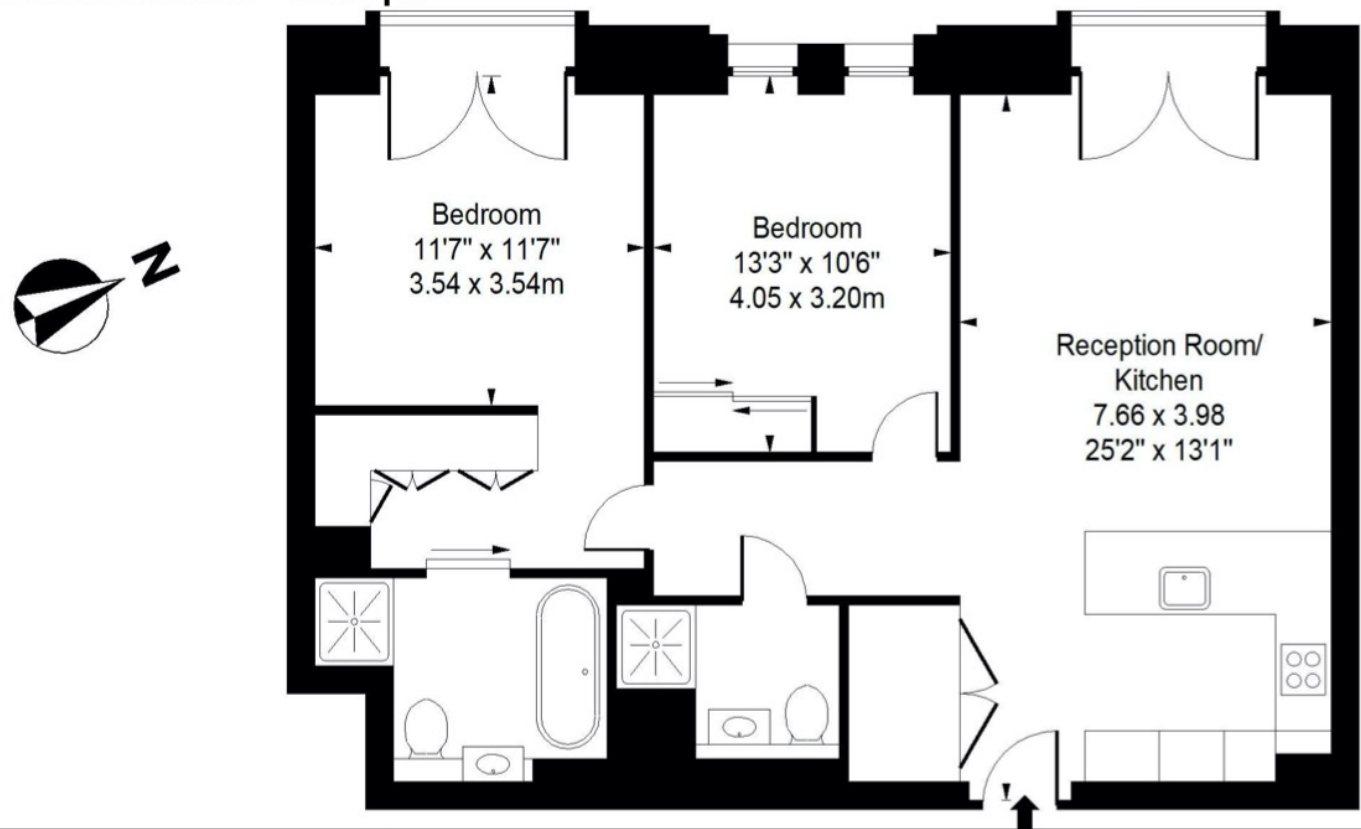




Lincoln Square, Portugal Street, London, WC2A  
Gross Internal Area 900 sq ft, 83.61 m<sup>2</sup>  
Net Internal Area 886 sq ft

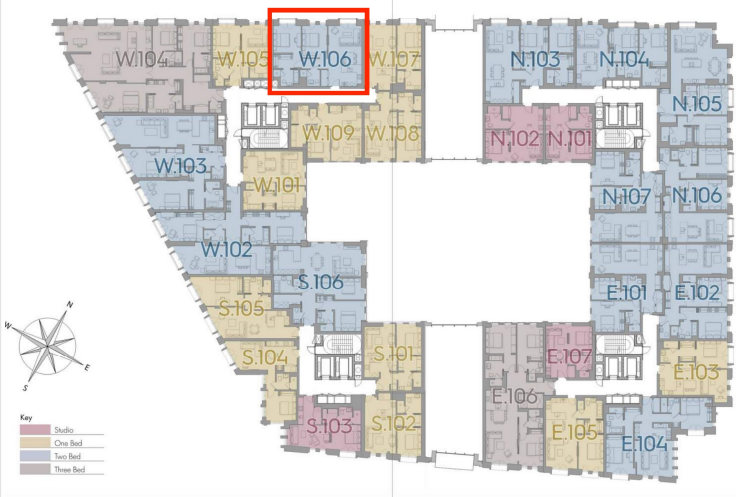
Lincoln Square,  
Portugal Street, WC2A

Approximate Gross Internal Area = 900 sq ft / 83.61 sqm  
Net Internal Area = 886 sq ft



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only  
and must not be relied upon as a statement of fact.  
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