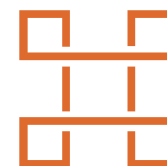


LINCOLN SQUARE

LONDON WC2



LINCOLN SQUARE
LONDON WC2





A RARE OASIS

Lincoln Square provides a unique opportunity to own a beautiful residence in one of London's finest neighbourhoods. Located on a rare island site, residents will benefit from views of the adjacent Royal Courts of Justice, New Court chambers and the old Land Registry building, as well as Lincoln's Inn Fields and the City beyond.

Lodha has brought together a world-class team who have conceptualised an exclusive residential enclave set around a private garden square. The development features architecture by PLP Architects, landscape design by Gustafson Porter and interior design of the communal areas by the celebrated interior designer, Patricia Urquiola. The apartment interiors have been designed by the award-winning Bowler James Brindley.

THE WORLD'S BEST UNIVERSITIES



LUXURY HOTELS AND RESTAURANTS



THE RIVER



BOUTIQUES IN WALKING DISTANCE



THE BEST OF LONDON'S CULTURAL LIFE



NATURE AT THE HEART OF LONDON



A CULTURAL FEAST

Whether it's the luxury of having high culture, fine dining and exclusive shopping on your doorstep, or the opportunity to be immersed in the many festivals and events that take place in central London throughout the year, Lincoln Square provides the perfect base from which to enjoy it all.

Close to Lincoln Square, Covent Garden is one of London's key shopping destinations and at the heart of the latest west end shows, with internationally renowned brands, fashion boutiques and vintage stores, alongside specialist shops such as the travel emporium Stanfords, organic beauty store Neal's Yard Remedies and one of the world's biggest Apple stores.

LINCOLN'S INN HAS LONG BEEN ESTABLISHED AS THE HEART OF THE LEGAL PROFESSION. IT IS ALSO SURROUNDED BY SOME OF THE WORLD'S MOST RENOWNED INSTITUTIONS, FROM SCHOOLS AND UNIVERSITIES TO CORPORATE HEADQUARTERS AND GLOBAL BANKS.



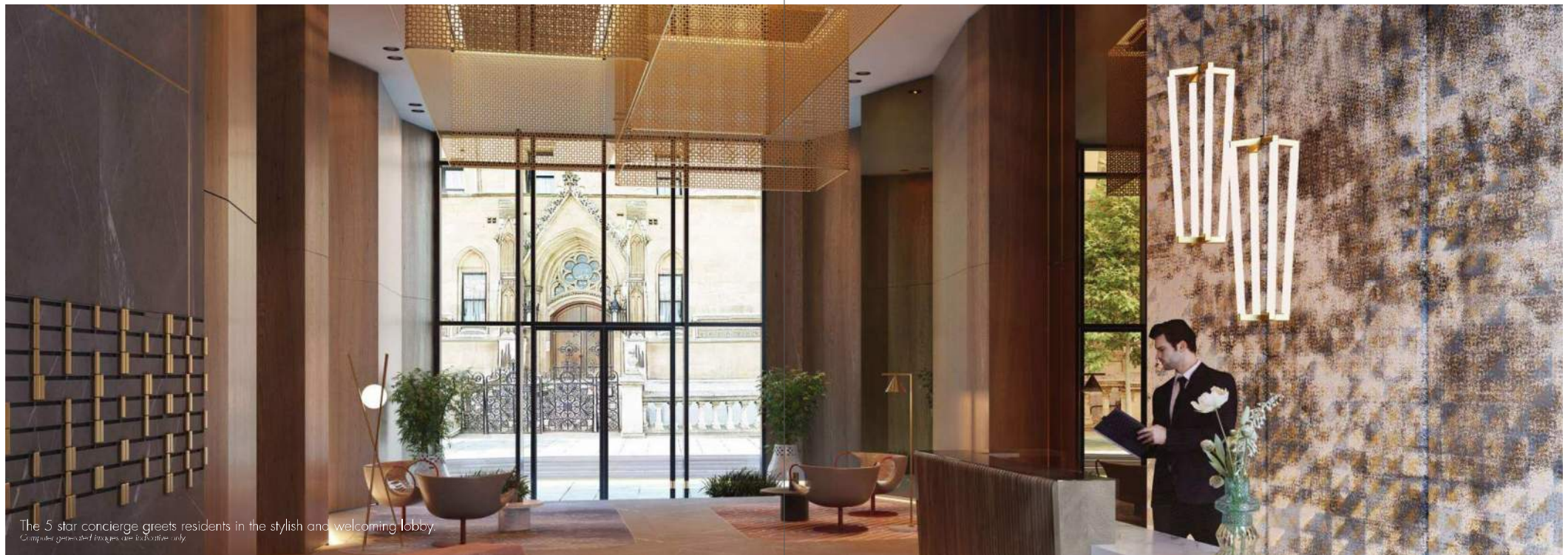
SEAT OF LEARNING

Lincoln Square is in close proximity to three of London's finest educational institutions; the London School of Economics (LSE), University College London (UCL) in Bloomsbury and King's College London, which are the third and fourth oldest universities in England.

LEGAL MINDS

At the heart of London's legal profession, Lincoln's Inn Fields is a short walk from 50 barristers' chambers and London's four prestigious Inns of Court, which have been nurturing young legal minds since the 14th Century. Large multinational companies' headquarters, such as Goldman Sachs and Deloitte, are located approximately 700 yards from Lincoln Square.





The 5 star concierge greets residents in the stylish and welcoming lobby.
Computer generated images are indicative only



With PATRICIA URQUIOLA at the helm, the residents' amenities and communal areas have a sense of playful sophistication. She brings her trademark passion and innovation to Lincoln Square, fusing an eclectic range of materials and textures – from frosted glass to bronze metal mesh – to create space that exudes warmth and subtle opulence.



Private Pool.
Computer generated images are indicative only



Garden Courtyard.
Computer generated images are indicative only.

GUSTAFSON PORTER, known for their sensual and award-winning approach to landscape design, have been appointed to create a tranquil oasis at Lincoln Square. Their vision is to bring light, reflection and animation into the quiet garden courtyard that can be viewed from many of the apartments. One of their most famous works is the Diana, Princess of Wales Memorial garden displayed in Hyde Park.

Exquisitely designed apartments by BOWLER JAMES BRINDLEY overlooking iconic views of the old Land Registry building, New Square Chambers, LSE library and the Royal Courts of Justice. Whilst the inner apartments enjoy floor to ceiling windows that highlight the serenity and privacy of the garden courtyard. The contemporary apartments have been carefully designed and presented in one of two colour palettes named LIBERTY and JUSTICE. Each palette is an assembly of the finest materials, complimentary colours and textures that work together to achieve two different luxurious styles.



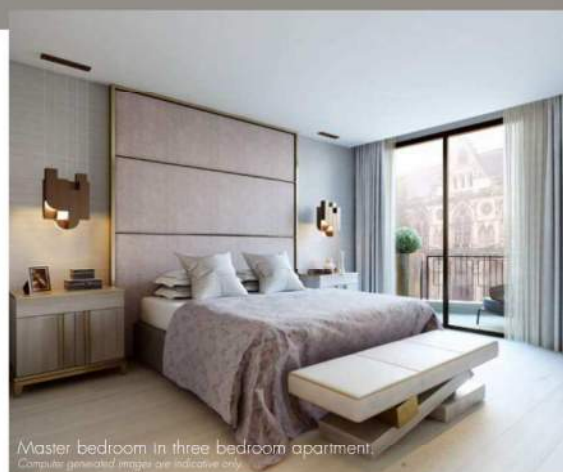
LIBERTY



JUSTICE



Living room in three bedroom apartment.
Computer generated images are indicative only.



Master bedroom in three bedroom apartment.
Computer generated images are indicative only.



Bathroom.
Computer generated images are indicative only.

LIBERTY

"Liberty" represents light and grey neutral tones reflecting the Victorian Gothic style buildings surrounding Lincoln Square.



JUSTICE

"Justice" is inspired by the Royal Courts of Justice and reflects the warm and historical characteristics of the courts.



KITCHEN

- Satin finish timber veneer kitchens with bespoke detail and integrated lighting
- Stone worktop to island with integrated lighting. Composite stone to perimeter worktop
- Stone worktop in kitchens without islands
- Full height etched, back painted glass splash back with undermounted stainless steel sink and polished bronze finish mixer tap (dark palette) or chrome finish mixer tap (light palette)
- Pull-out pan and racked storage to apartments where appropriate
- LED downlights to ceiling with concealed LED lights to wall units
- Concealed multigang appliance panel sockets where appropriate

APPLIANCES

- Integrated Miele fridge/freezer
- Integrated Miele multi-function dishwasher, slimline where appropriate
- Integrated Miele multi-function electric combination microwave oven
- Integrated Miele 4 ring induction hob, or larger where appropriate
- Integrated recirculating extractor fan with lighting
- Integrated waste storage
- Freestanding combined washer/dryer within utility cupboard (Studios to 2 beds)
- Freestanding washing machine and dryer within utility cupboard (3 bed+)

NR. Variations occur between apartment types. Please refer to sales team for individual apartment kitchen schedule

BATHROOMS

- Polished limestone wall tiling
- Bespoke limestone vanity unit with undermounted white porcelain basin and timber veneer drawer
- Polished chrome finish deck mounted mixer taps to all bathrooms (wall mounted in cloakroom)
- White enamelled steel undermounted bath with Exofill and separate retractable hand shower attachment
- Limestone surround to the baths
- Bespoke mirror-faced cabinet with integrated shelving, shaver socket and demister pads
- Shower with polished chrome finish concealed thermostatic mixer/diverter
- Ceiling mounted shower head and hand shower set
- Walk-in shower with porcelain tiled flooring
- Frameless glass shower door
- Niches to shower areas with concealed LED strip lighting
- Wall mounted concealed cistern WC with soft close seat and dual flush plate
- Towel rail with heated wall panel
- Large format porcelain tile to floor
- Underfloor heating
- LED downlights in the ceilings, with integrated LED strip lighting to mirror cabinet and niches
- Accessories include brushed polished chrome finish toilet roll holder and robe hooks

NR. Variations occur between apartment types. Please refer to sales team for individual apartment bathroom schedule

FLOORS

- Premium grade engineered timber flooring living area and master bedroom
- High quality 100% wool carpet to master dressing room, where appropriate and guest bedrooms
- Large format porcelain tiles in kitchens, where appropriate
- Large format marble or stone tiles to entrance halls where appropriate

WOODWORK

- Painted timber skirting and architraves to match internal door finish

DOORS

- Veneered hardwood, solid-core, entrance doors with high quality brushed bronze door furniture
- Painted panel internal doors with high quality brushed bronze door furniture

WARDROBES

- Timber veneered master wardrobes with faux leather clad door panels. Internal fittings to include drawers, hanging rail and concealed automatic lighting
- Guest wardrobes in satin finish lacquer with a laminate carcass and concealed automatic lighting

HEATING AND COOLING

- The building is served by the wider development's communal heating and chilled water network, providing metered heating, cooling and hot water to all apartments
- Underfloor heating in reception rooms, bedrooms and associated bathrooms in all apartments
- Comfort cooling provided by fan coil units to reception rooms and bedrooms in all apartments

ELECTRICAL

- 5 amp lighting and 13 amp power circuits
- Lighting switch plates and socket outlets in high quality finish

LIGHTING

- Lighting will generally comprise low energy LED luminaires
- Dimmable lighting control with scene setting in the principal rooms with the ability for remote tablet control
- Feature ceiling cove detail with concealed lighting in select locations
- Provision for table and floor lamps to be connected to a 5 amp lighting circuit in reception rooms and bedrooms
- Prewired for future pendant lighting by purchaser to living area and entrance hall, where appropriate

SECURITY, AV, TELEPHONE AND DATA SYSTEMS

- Secure access card system to common areas
- PAS 24 compliant, key-operated multipoint locking system or 5-lever mortice deadlock and rim lock
- CCTV monitoring to key common areas
- Video entry system to all apartments with link to concierge
- Front door bell at apartment entrance door with spy hole
- Wiring routes provided to principal apartment entry points for future intruder alarm system
- All apartments will have provision for a BT telephone and high-speed fibre optic internet connection*
- Television points in the reception room and principal bedroom with terrestrial and satellite provider services
- Telephone and data points in all the reception rooms and bedrooms
- Prewired for future home integration system
- All apartments provided with mains supply smoke detectors, heat detectors and domestic sprinkler system
- Prewired for future motorised blind and curtains in principal rooms

* Subject to a service provider connection and agreement

FLOOR TO CEILING HEIGHTS

- Ceiling heights of up to 2.78 metres depending on apartment type

BALCONIES/TERRACES

- Well-proportioned glass/steel balconies and terraces to apartments where indicated, accessed by opening or sliding glazed doors
- Stone paving to balconies and terraces with level threshold

LIFTS

- Two passenger lifts serve each wing providing access to all residential floors, parking level and amenity level

CAR PARKING

- Secure car parking available
- Charging points for electric vehicles
- Secure cycle storage

SUSTAINABILITY

- All apartments have been designed and built to a high Sustainable standard. All properties achieve a Code for Sustainable Homes (CSH) rating of Level 4

Please note that all aspects of the design and specification for the development at Lincoln Square, London WC2, are continuously reviewed and Lathra Developers UK Ltd reserve the right to make alterations to the design without notice. The development name Lincoln Square is for marketing purposes only and may not be the designated postal address, which may be determined by The Post Office. Computer generated images of Lincoln Square are indicative only. Your attention is drawn to the fact that it may not be possible to provide the branded products as required in the specification. In such cases, an equivalent will be provided.

PEACE OF MIND

- 999 year lease
- All apartments benefit from a 10-year NHBC warranty

RESIDENTS' AMENITIES

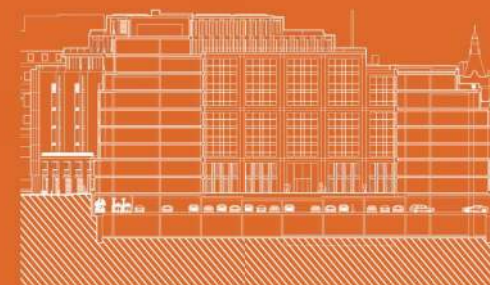
Residents will benefit from a full range of lifestyle services and amenities including:

- 5-star 24/7 concierge service
- Landscaped courtyard garden with water feature
- Residents' club room and library
- Billiards room
- 24 seat private cinema
- Two private dining rooms (each seating 12, or combined to seat up to 36) with AV provision and dedicated catering warming kitchen
- Indoor games/kids' room
- Additional residents' storage*
- Health Club to include:
 - Fully equipped gym
 - Private training rooms
 - 25 metre pool
 - Vitality pool
 - Steam, sauna and mist showers
 - Female only steam, sauna and mist showers
 - Private treatment rooms and dedicated relaxation room
 - Changing rooms with shower facilities

* Available for purchase separately

ENTRANCE LOBBIES

- Two spacious, double height entrance lobbies, each serving two wings
- Glass doors to street and courtyard
- Feature floor and walls
- Bespoke concierge desk
- Comfortable waiting area for guests
- Bespoke feature chandelier
- Patricia Urquiola designer furnishings



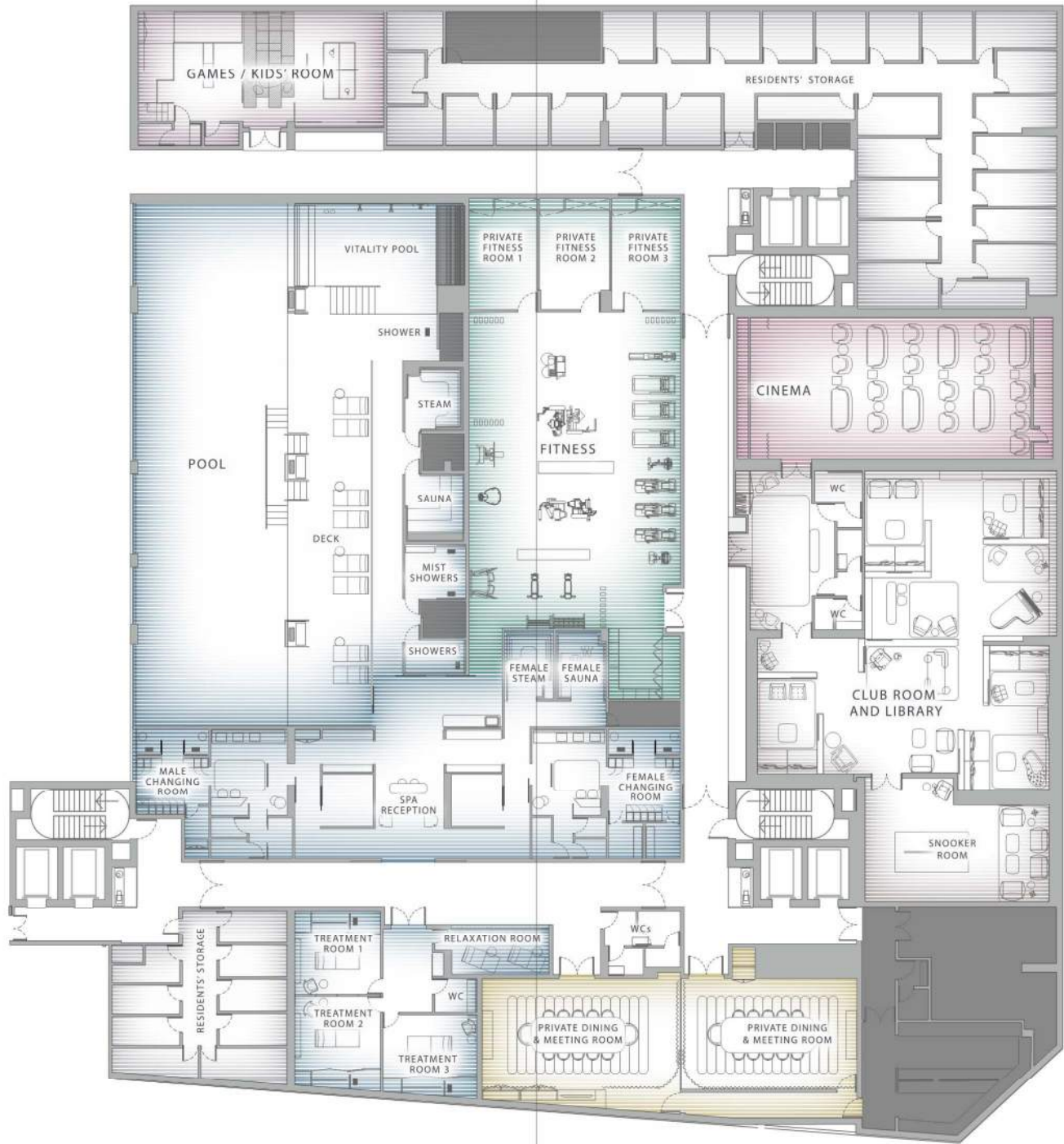
MASTERPLAN

Lincoln Square is a new 10-storey residential scheme consisting of 221 private apartments from studio suites up to three bedroom penthouses.

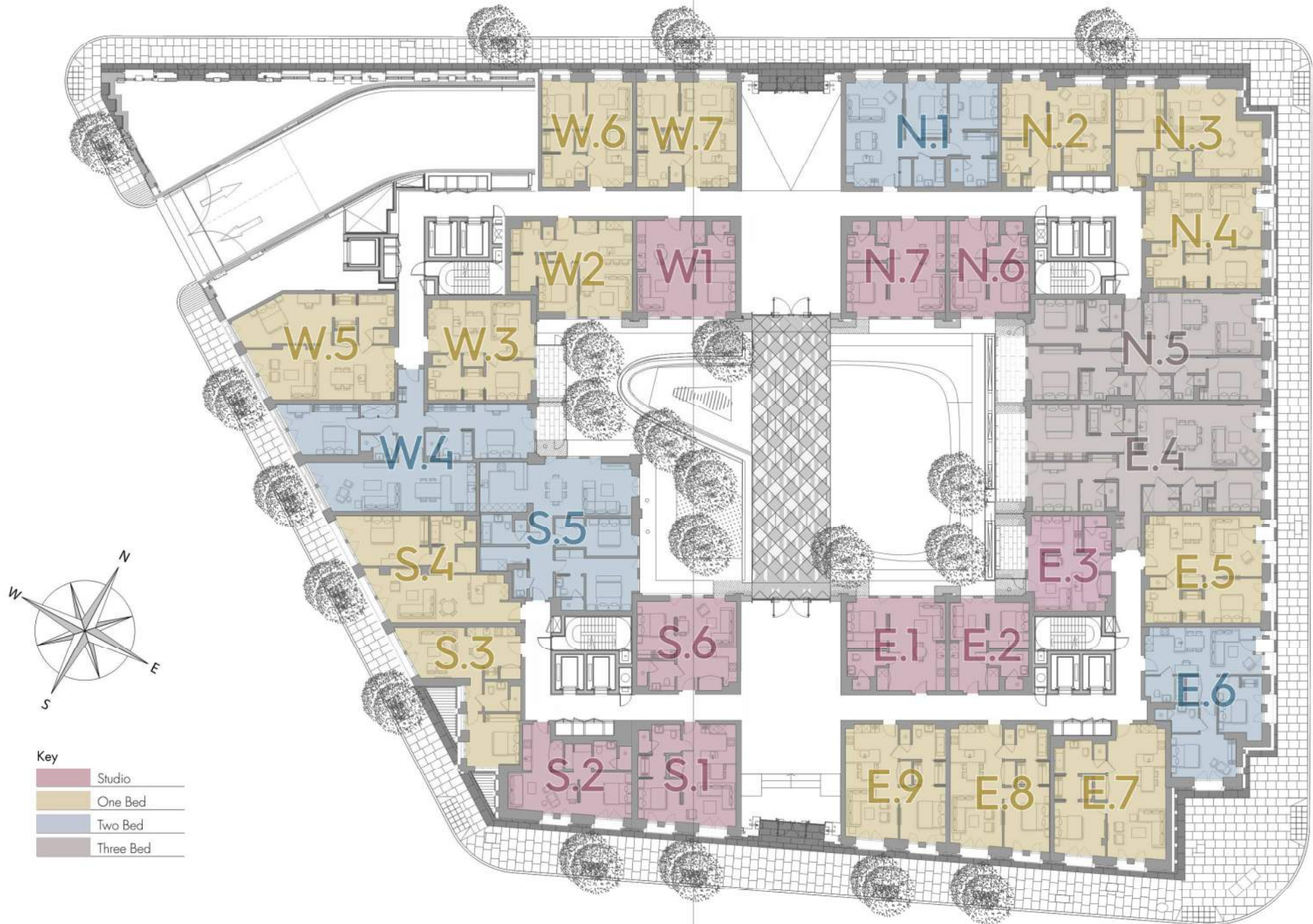
- Dedicated amenities level spread over 1,600+ sq metres (17,000+ sq feet)
- Private garden courtyard with 550+ sq metres (6,000+ sq feet) of landscaping



THE AMENITIES



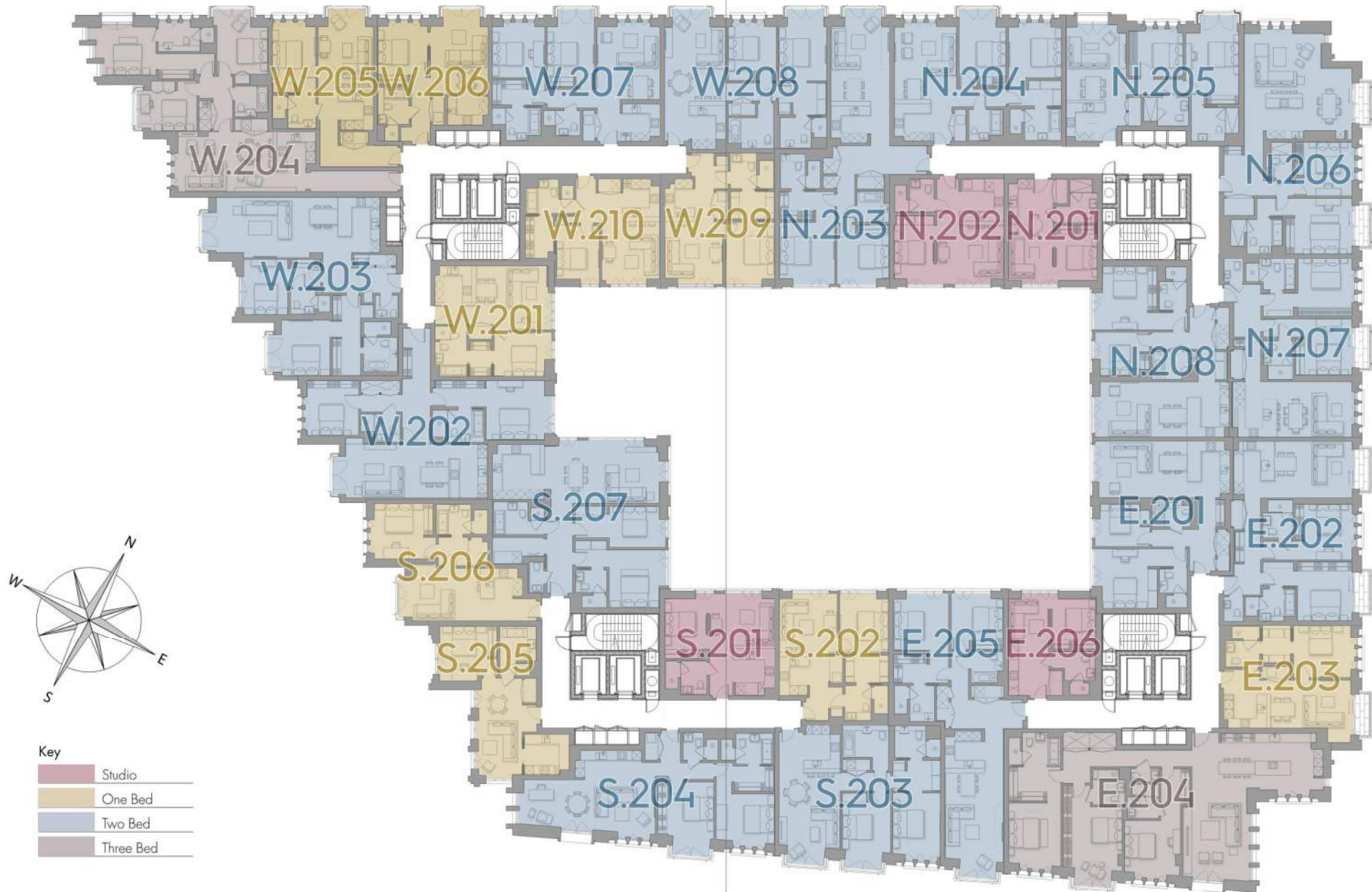
GROUND FLOOR



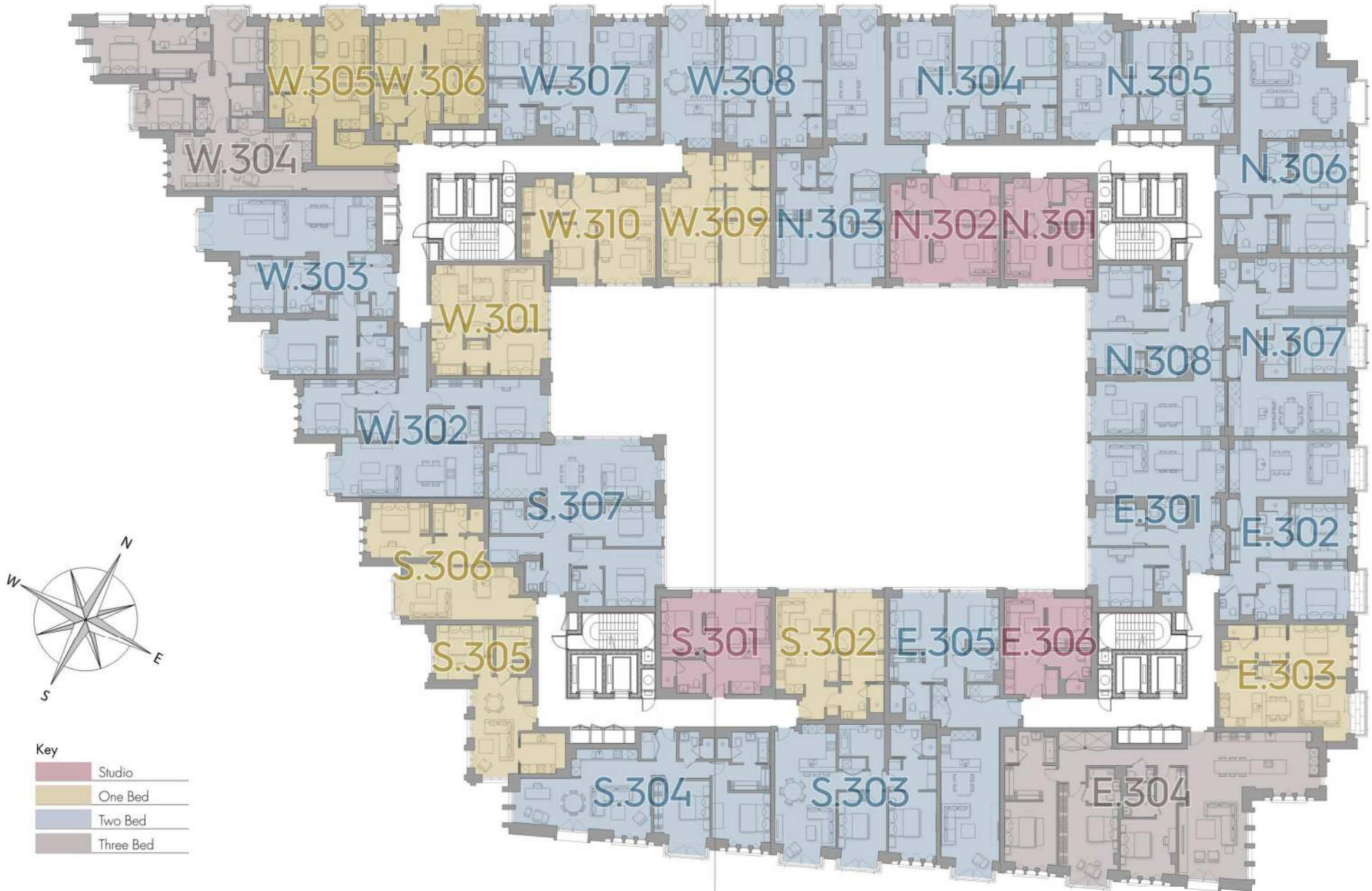
FIRST FLOOR



SECOND FLOOR



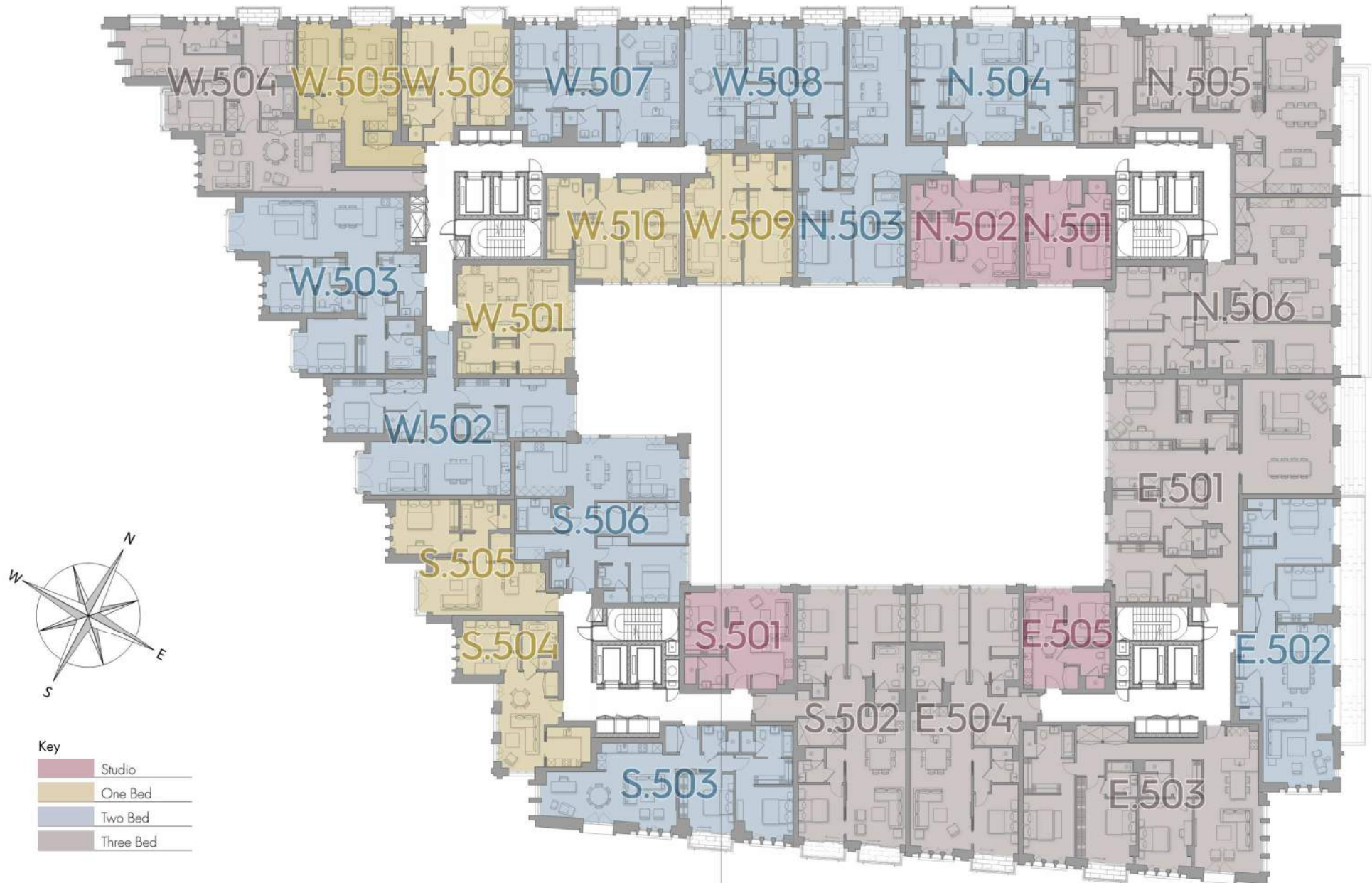
THIRD FLOOR



FOURTH FLOOR



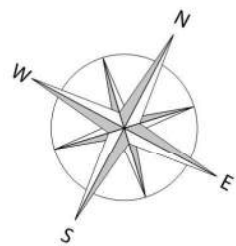
FIFTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR

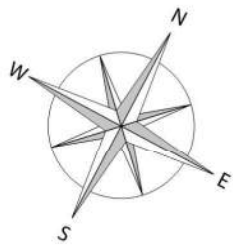


Key

Studio	One Bed	Two Bed	Three Bed
--------	---------	---------	-----------

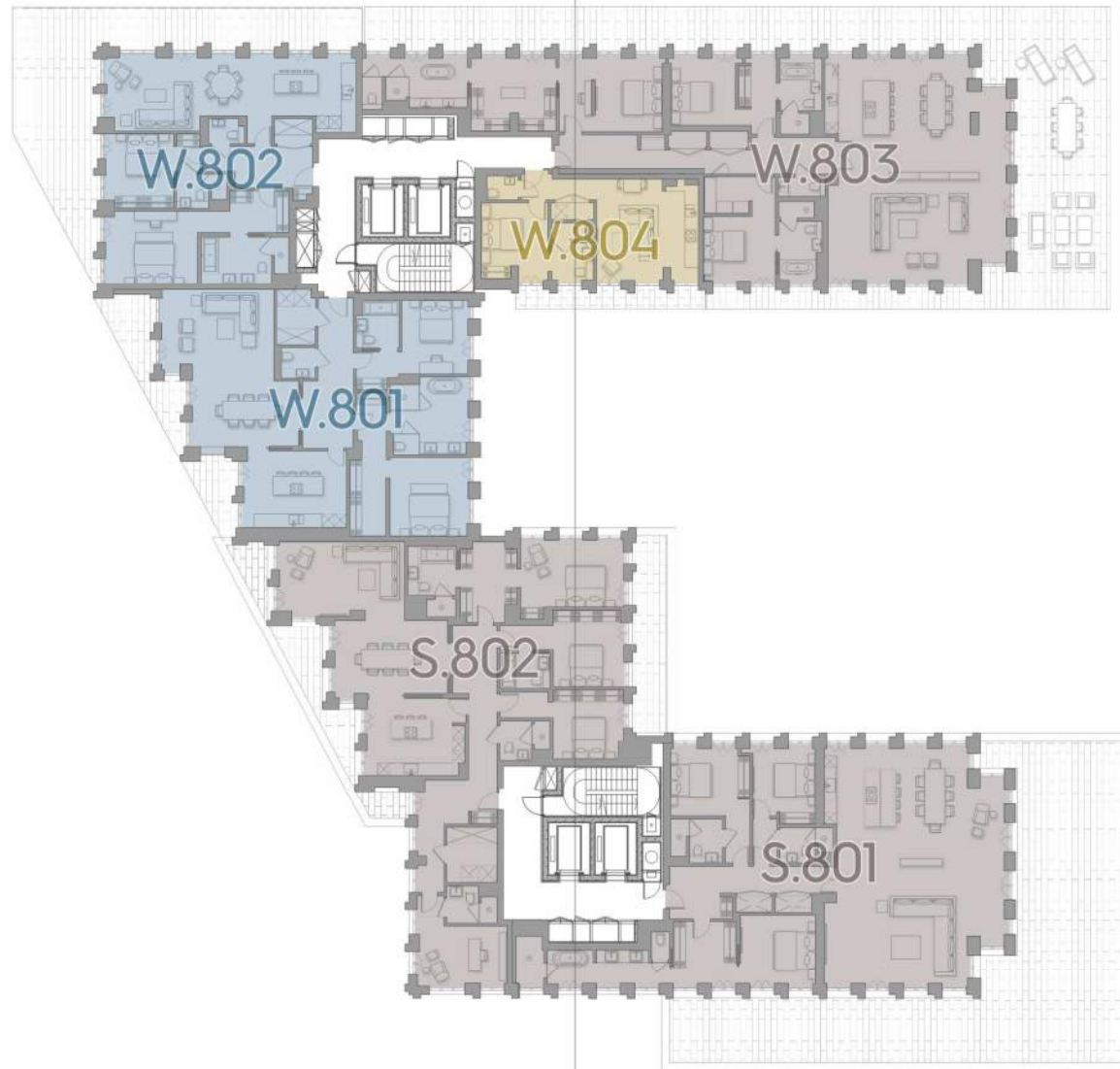


EIGHTH FLOOR



Key

	Studio
	One Bed
	Two Bed
	Three Bed



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
- Two flexible private dining rooms able to seat a maximum of 36 people
- 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

RESERVATION PROCEDURE

A non-refundable booking fee is payable on reservation

Prices from £1,000,001 to £3,000,000
£5,000 reservation deposit

Prices from £3,000,001 and above £10,000
reservation deposit

GROUND RENTS

Studio	£500 per annum
1 bed	£600 per annum
2 beds	£800 per annum
3 beds	£1,000 per annum
Penthouse	£1,400 per annum

PAYMENT STRUCTURE

10% deposit payable on exchange of contracts (less reservation fee), 21 days from the date of reservation

10% deposit on 12th month anniversary of exchange

Balance of the purchase price is payable upon completion

DEVELOPMENT INFORMATION

CAR PARKING

Secure underground parking available by separate arrangement

CYCLE PARKING

There are approximately 350 bicycle spaces for use by residents

STORAGE UNITS

Residents' storage spaces available to purchase

LEASE

999 year lease

SERVICE CHARGES

Projected circa £8.00 to £8.50 PSF

TARGET COMPLETION

Q1 2019



Lodha UK is an established London-based development company with a strong in-house development team with capabilities in planning, design and procurement, as well as marketing, sales and customer support. Lodha UK is the development subsidiary of Lodha Group, a multinational premium real estate developer with a tradition of creating world-class developments.

LODHA DEVELOPERS UK LTD
3 St James's Square
London
SW1Y 4JU

LINCOLN SQUARE
18 Portugal Street
London
WC2A 2JE

+44 (0)20 7004 0910
lodhagroup.co.uk/lincolnsquare

