



Luxury one bedroom apartment within Lincoln Square.

Portugal Street, London, WC2A

£750 pw (£3,250 pcm) plus fees apply, Furnished
Available from 04.02.2020



Newly Built • Concierge service • Studio apartment • Central location • Beautifully furnished

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 7th floor of the highly anticipated Lincoln Square, a luxury one 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/studio room, 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 meter 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.

*Residents amenities and facilities are not yet completed and are due to be completed Q1 of 2020. The concierge service is already in operation however.

Furnishing

Furnished

Local Authority

Westminster

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clerkenwell Lettings Office.

Telephone: +44 (0) 20 7253 2533.



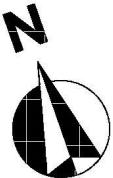
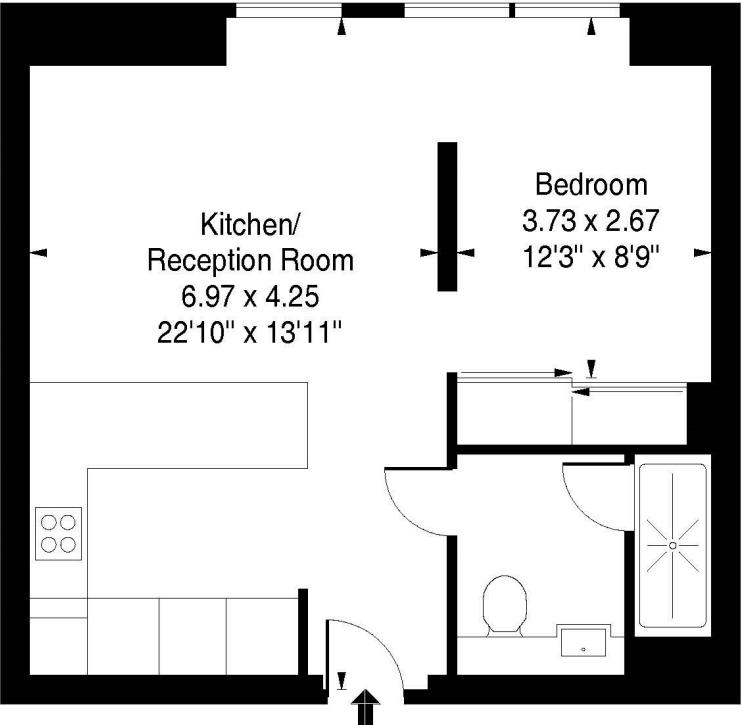


Portugal Street, London, WC2A
Gross Internal Area 510 sq ft, 47.4 m²

 onTheMarket.com |  savills | savills.co.uk

Tristan Hickman
Clerkenwell Lettings
+44 (0) 20 7253 2533
tristan.hickman@savills.com


Lincoln Square, Portugal Street, WC2A
Approximate Gross Internal Area = 510 sq ft / 47.38 sqm



Seventh Floor

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.

© ollyhewitt.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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 	

Important notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20200204CLO

