



## 4th floor 1 bedroom flat in Lincoln Square

**Portugal Street, London, WC2A**

£775 pw (£3,358.33 pcm) plus fees apply, Furnished  
Available from 14.01.2021





- Newly built
- Central location
- Furnished
- Excellent residents facilities
- Luxury apartment

#### Local Information

Lincoln Square is located equidistance of Holborn, Chancery Lane & Temple Underground Station.

#### About this property

Finished to an impeccable standard, apartments benefit from engineered timber floors to the reception room and principal 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

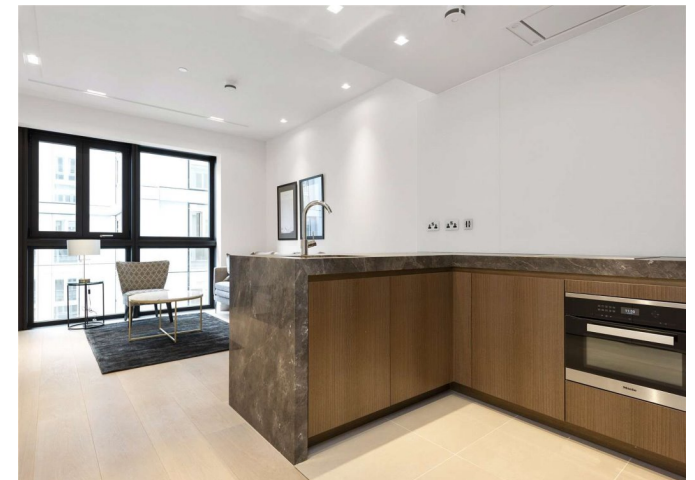
City Of Westminster  
Council Tax Band = F

#### Energy Performance

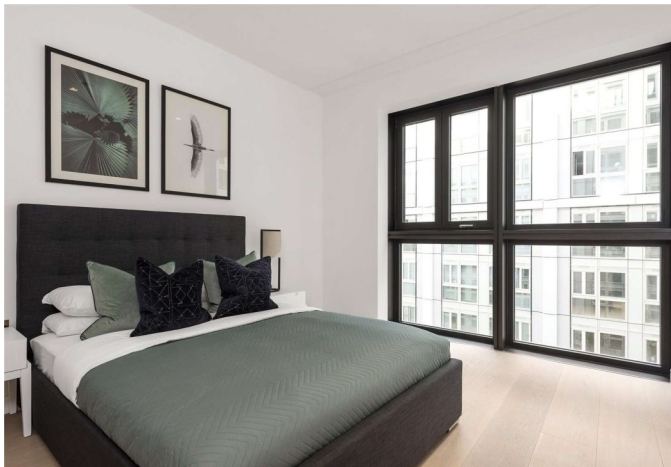
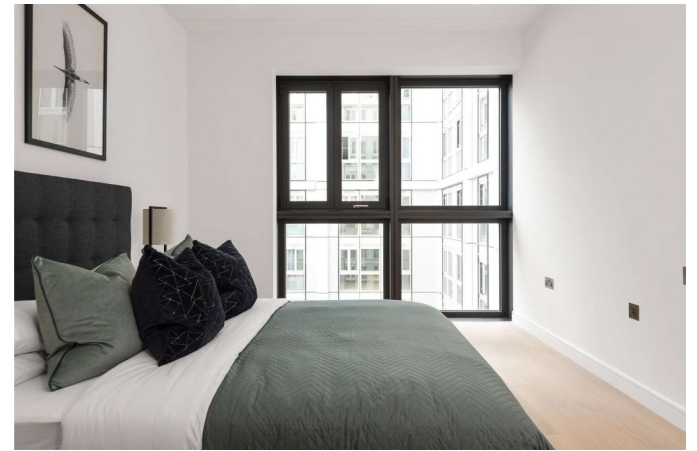
EPC Rating = B

#### 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 640 sq ft, 59.5 m<sup>2</sup>

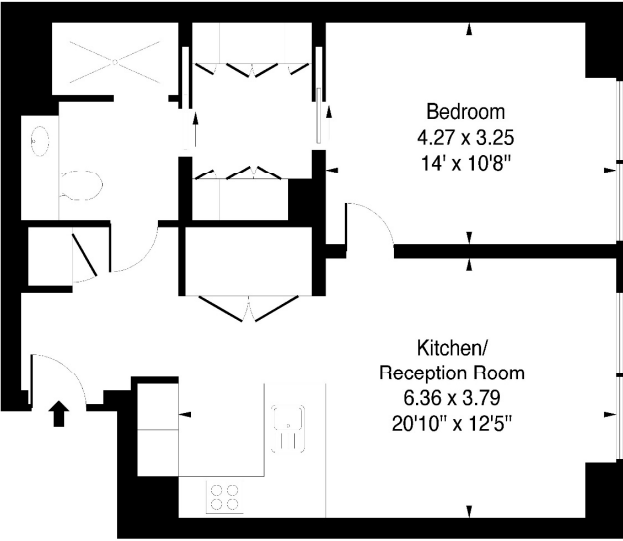
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**Lincoln Square,  
Portugal Street, WC2A**  
Approximate Gross Internal Area = 640 sq ft / 59.46 sqm



**Fourth 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to [Savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](https://www.savills.co.uk/applicant-guide).  
Hard copy available on request. . 20210113CLO

