



# A luxurious 2 bedroom, 2 bathroom flat

**Portugal Street, City Of London, London, WC2A**

£5,850 pcm, Unfurnished  
Available from 18.09.2019



Smart home system • Underfloor heating • Open plan living space • Modern kitchen and bathroom • Residents amenities

### Local Information

The location of the apartment on Portugal Street offers easy access to London's legal district with the Inns of Court and the Royal Courts of Justice very close by. The location is flanked to the East by the City of London, and to the West by Covent Garden, with the river Thames a short walk to the south, transport connections are excellent with 3 nearby Underground stations providing access to the Central, Piccadilly, Circle and District lines.

### About this property

Positioned on the fourth floor of the highly anticipated Lincoln Square this luxury apartment boasts close to 1,000 square feet of internal space and is situated equidistance of Holborn, Chancery Lane & Temple Underground Stations.

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.

\*Residents amenities and facilities are not yet completed and are due to be completed Q4 of 2019. The concierge service is already in operation however.

### Furnishing

Unfurnished

### Local Authority

London Borough Of Camden

### 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.





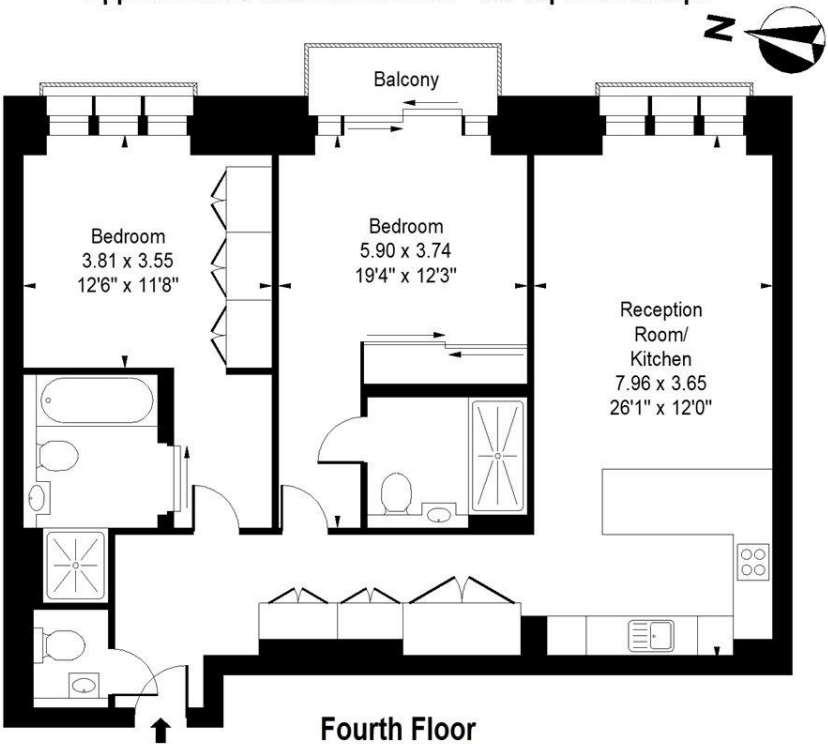


Portugal Street, City Of London, London, WC2A  
Gross Internal Area 987 sq ft, 91.7 m<sup>2</sup>


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Lincoln Square,  
Portugal Street, WC2A  
Approximate Gross Internal Area = 987 sq ft / 91.69 sqm



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>	87	87
(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 to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
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