



A luxurious 2 bedroom, 2 bathroom flat within the popular Lincoln Square

Portugal Street, City Of London, London, WC2A

£1,200 pw (£5,200 pcm) plus fees apply, Furnished
Available from 15.10.2021



- 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 third floor of the highly regarded Lincoln Square this luxury apartment boasts in excess of 900 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 main 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 Council
Council Tax Band = G

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.





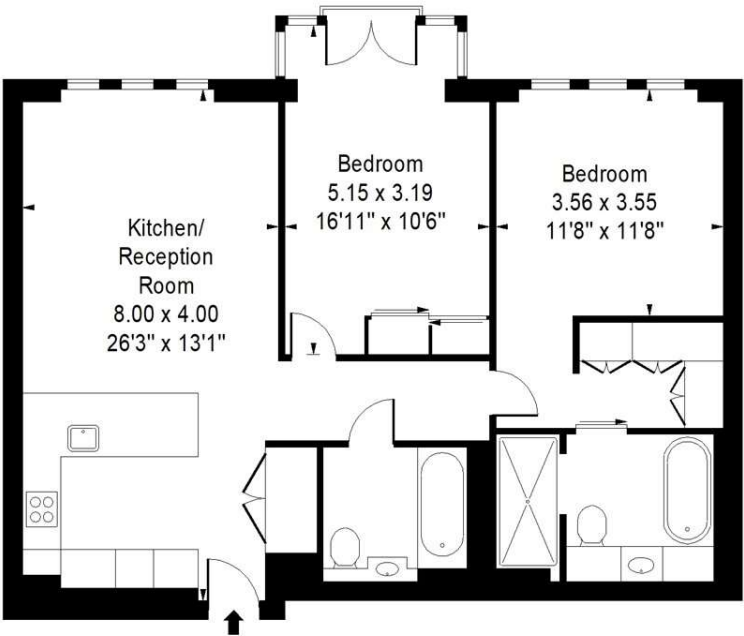
Portugal Street, City Of London, London, WC2A
Gross Internal Area 932 sq ft, 86.6 m²



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**Lincoln Square,
Portugal Street, WC2A**

Approximate Gross Internal Area = 932 sq ft / 86.58 sqm



Second 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-)	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	

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Hard copy available on request. . 20210824CLO

