



A luxurious 2 bedroom, 2 bathroom flat

Portugal Street, London, WC2A

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



High end specification • Bespoke furniture • Integrated Miele appliances • Comfort cooling • Smart home system • Brand new apartment

Local Information

Location

Situated within the picturesque Lincoln's Inn Square. Lincoln Square is located within equidistance of Holborn, Chancery Lane & Temple Underground Station.

About this property

Positioned on the 4th floor of the highly anticipated Lincoln Square, boasting in excess of 900 square feet of internal space and situated within the picturesque Lincoln's Inn Square. Lincoln Square is located within equidistance of Holborn, Chancery Lane & Temple Underground Station.

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 Q1 of 2020. The concierge service is already in operation however.

Furnishing

Furnished

Local Authority

Westminster City Council, London

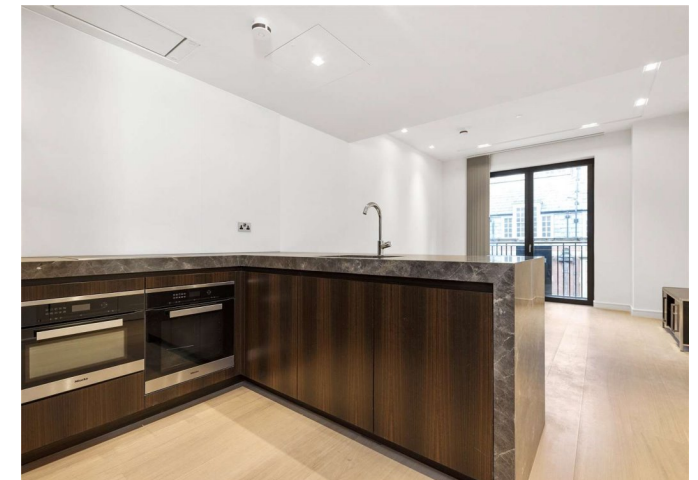
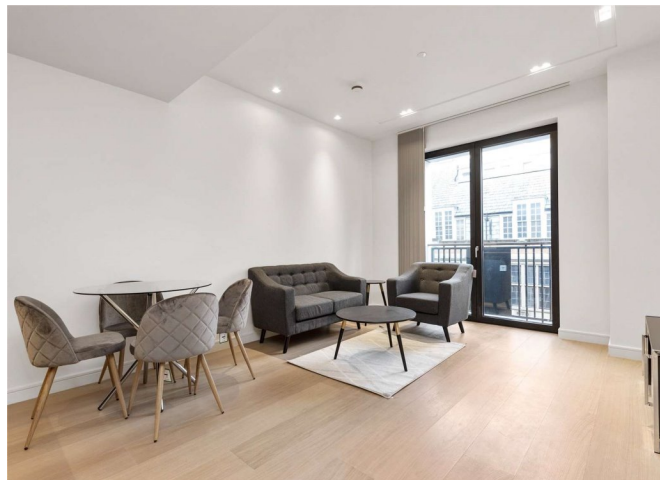
Energy Performance

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.



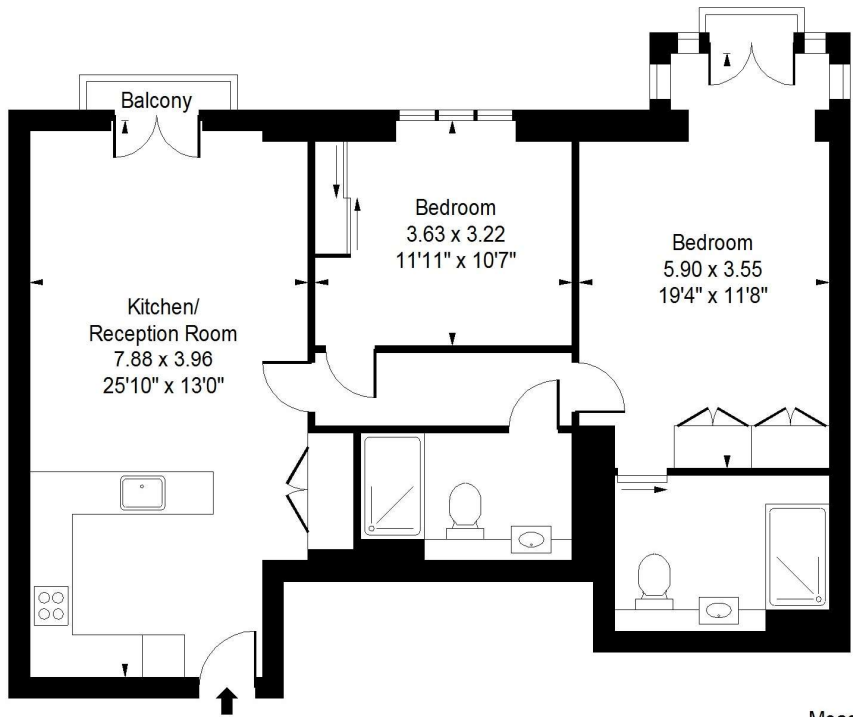


Portugal Street, London, WC2A
Gross Internal Area 862 sq ft, 80.08 m²

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Lincoln Square, Portugal Street, WC2A
Approximate Gross Internal Area = 862 sq ft / 80.08 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+) A		
(81-91) B	85	85
(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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*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. . 20191128THIC

