



# First floor luxury one bedroom apartment

**Portugal Street, London, WC2A**

£740 pw (£3,206.67 pcm) plus fees apply, Furnished  
Available from 03.12.2020





- First floor
- Central location
- Excellent resident facilities
- Balcony
- Brand new apartment

#### 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 first 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 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.

#### Furnishing

Furnished

#### Local Authority

Westminster City Council, Bi-Borough Shared Legal Services  
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.









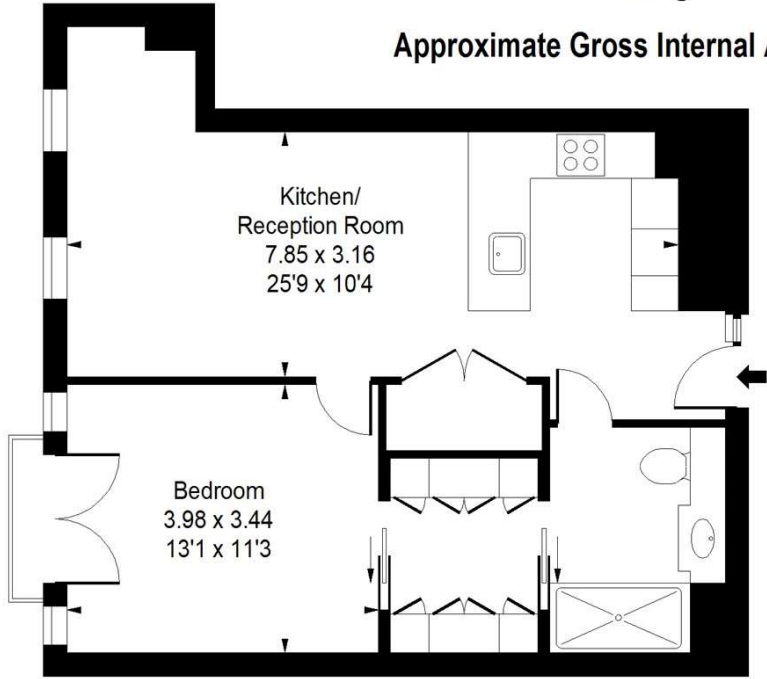
Portugal Street, London, WC2A  
Gross Internal Area 619 sq ft, 57.5 m<sup>2</sup>

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**Anthony Casingena**  
Clerkenwell Lettings  
**+44 (0) 20 7253 2533**  
anthony.casingena@savills.com


**Lincoln Square,  
Portugal Street, WC2A**

Approximate Gross Internal Area = 619 sq ft / 57.51 sqm



**First 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. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
Hard copy available on request. . 20201202CLO

