

*tavistockbow*

**For Sale**



## People Make Places



**Kingsway, Holborn WC2**

2 bedrooms | 1,498 sqft.

£2,050,000





This elegant lateral apartment occupies the entire fourth floor of an attractive period building adjacent to Lincoln's Inn Fields. Designed with meticulous attention to detail, the interior and exterior provide modern luxury in a sympathetically restored architectural gem.

#### What you need to know

- Two Bedroom Lateral Apartment
- Two Bathrooms
- Open Plan Living Space
- Contemporary Finish
- Fourth Floor (with lift)
- Dual East/West Aspect
- Communal Roof Terrace
- Adjacent to Lincoln's Inn Fields
- Handsome Period Building
- Moments from Holborn Tube





### Overview

Situated adjacent to the generous open space of Lincoln's Inn Fields and within easy reach of both Covent Garden to the west and the South Bank just a short hop across the Thames, 42 Kingsway is connected to the Club Quarters Hotel sharing facilities including 24 hour concierge, a fitness suite and meeting rooms. Air-conditioning is installed throughout the apartment as well under floor heating in the bedroom, hallway and bathroom areas. Further benefits include a basement storage unit and dedicated locker in the reception hall on the ground floor.

Steeped in history, Lincoln's Inn Fields was first set out in its current layout during the 1600s and is London's largest garden square. The first garden to be recorded at the inn was the "Long Garden" to the north of the square, dating back to 1445 when it was quite literally an inn's garden.

Holborn, sometimes referred to as Midtown, is the gateway between London's buzzing West End and the City, with Lincoln's Inn and the surrounding area home to many of the UK's top Law practices and Barrister's chambers.







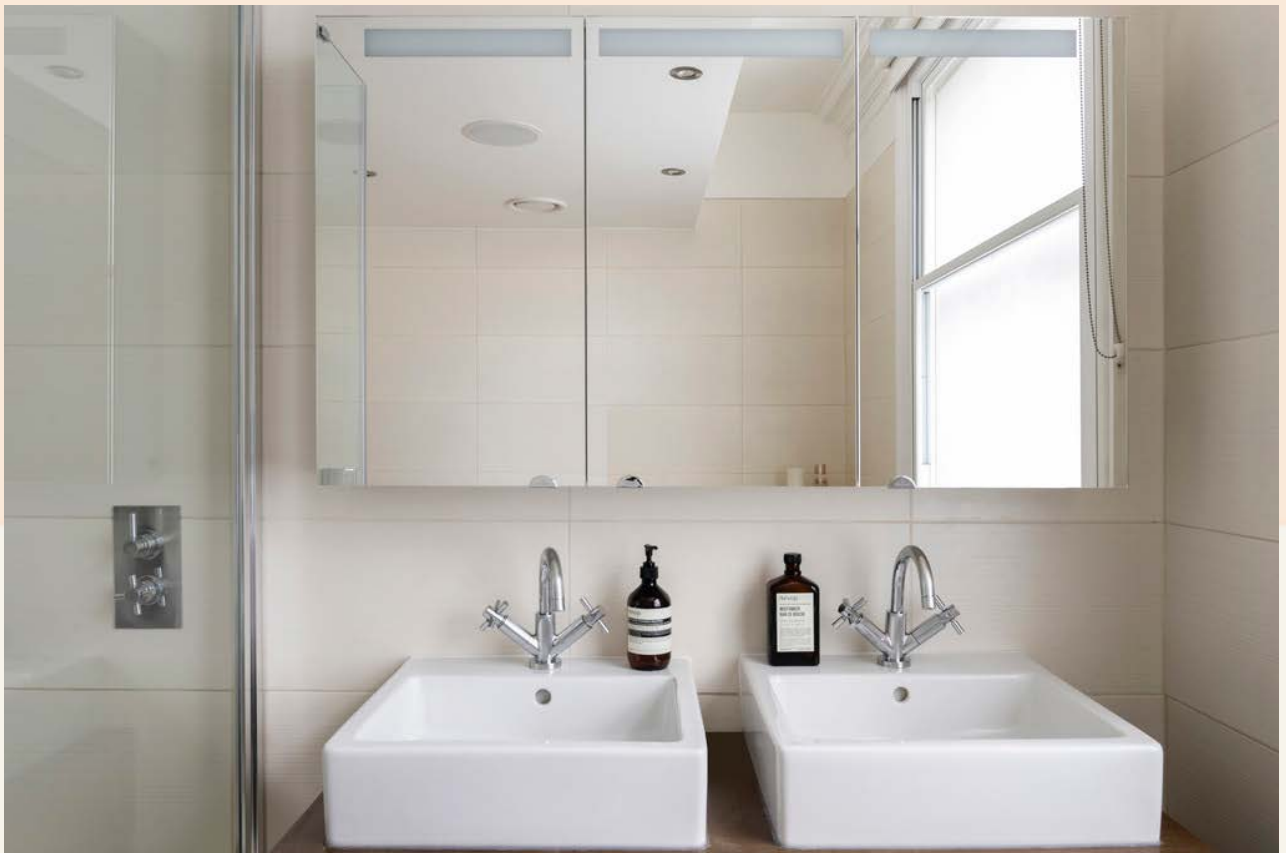
To the West, Covent Garden offers world class retail, dining & entertainment with London's 'Theatreland' home to some of the finest and most popular productions in the world. Nearby Lambs Conduit Street offers a genuine village vibe with a number of independent coffee shops and varied retailers rubbing shoulders with boutiques from more established international brands and excellent restaurants including the renowned Noble Rot and local institution Ciao Bella.



To the east, the financial centre of the City of London is easily accessible from Lincoln's Inn along with the South Bank, River Thames and many of London's wonderful parks and open spaces within easy reach, as well as some of London's top educational institutions including the London School of Economics & Political Science (LSE), Kings College, and University College London.



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#### WHAT WE LOVE

Elegant Period Building  
Thoroughly Modern Interiors  
Bright West Facing Living Space  
Contemporary Open Plan Kitchen  
Communal Roof Terrace.

#### WHAT YOU NEED TO KNOW

Two Double Bedrooms  
Two Bathrooms  
Leasehold - 115 years (approx)  
Service Charge £10,500 per annum  
Ground Rent £1,000 per annum.



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# People Make Places

London is collection of inspiring urban villages and one of the most exciting places in the world to live, work & play.

We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

And unlike many real estate businesses we're not just about buildings, because streets & buildings don't make a neighbourhood.

We're about building relationships, because **people make places**.

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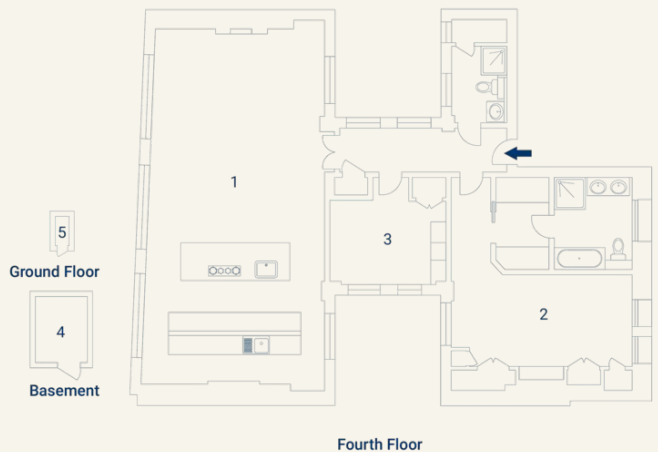
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

Kingsway, WC2

Approximate Gross Internal Area 139.2 sq m / 1498 sq ft  
Excluding External Basement of 3.8 sq m / 41 sq ft



1 Living / Kitchen / Dining 5.80 x 11.6M 18'1" x 38'4"	2 Bedroom 5.89 x 3.80M 19'6" x 12'8"	3 Bedroom 3.80 x 3.50M 12'8" x 11'6"	4 Storage 1.75 x 2.18M 5'9" x 7'2"	5 Storage 0.46 x 1.02M 1'6" x 3'4"
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Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.

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