



# LINCOLN'S INN FIELDS

## WC2A

Three Bedroom, Architectural Duplex Apartment



## STUNNING THREE-BEDROOM APARTMENT WITHIN A HANDSOME PERIOD PROPERTY IN THE HEART OF LONDON'S LEGAL DISTRICT

A brilliant duplex 'loft style' 3 bedroom , 3 bathroom flat, with maximised open plan living space, huge glass panels throughout and an abundance of natural light. Equally given its position at the rear of the original block, it has a mews house, self contained feel, incredibly rare to find so central in Holborn and facing this historic garden square.



AN EXCEPTIONAL LOCATION  
IN THE HEART OF LONDON'S LEGAL DISTRICT

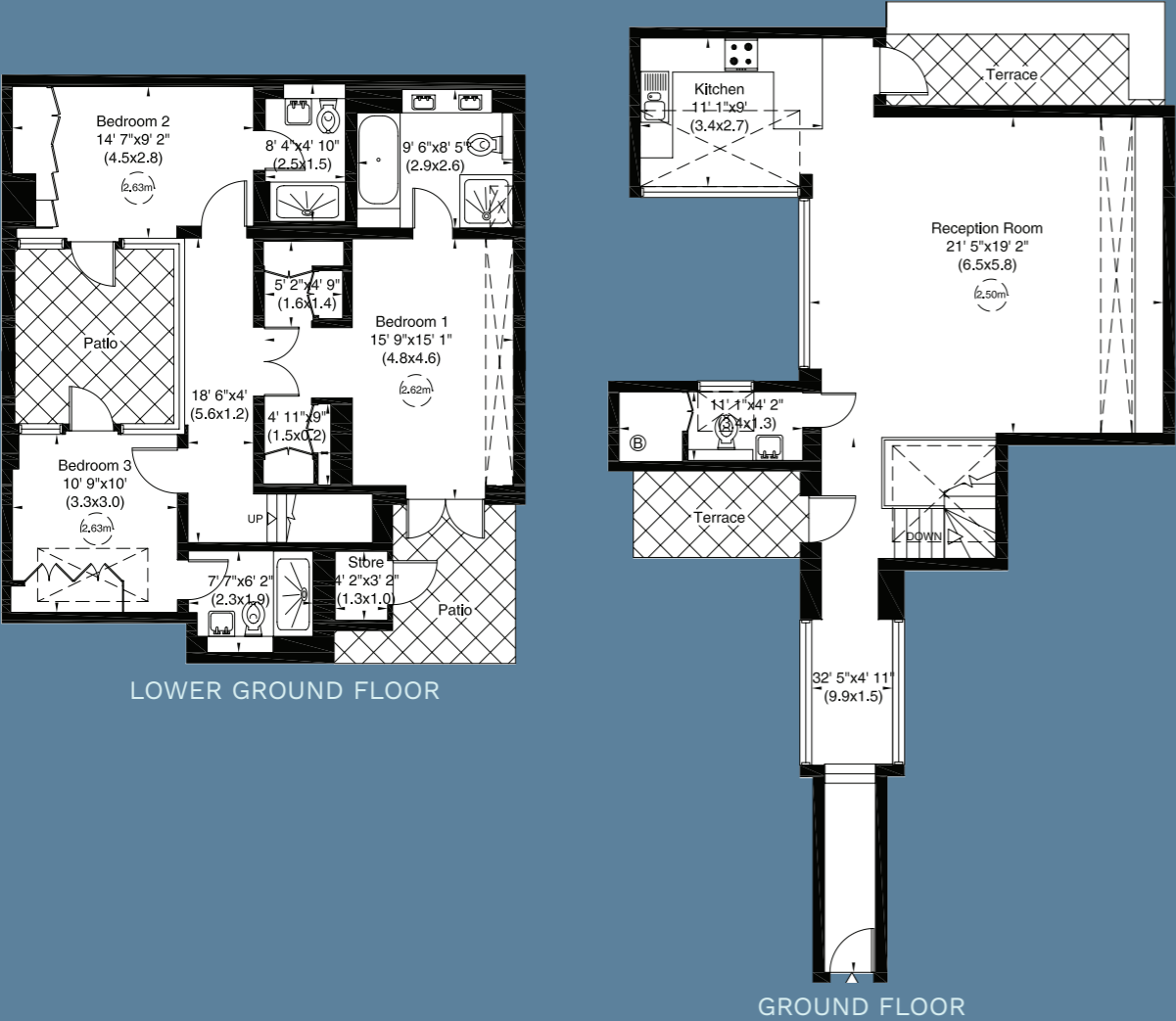
64 Lincoln's Inn Fields is perfectly placed in the cultural centre of this magnificent city of London, undoubtedly one of the capitals finest addresses and garden squares. The development is on the West side of the square, overlooking magnificent trees, some tennis courts, well maintained lawns and a restaurant, but also affords itself a feeling of complete privacy and exclusivity. However, the development is also only two minutes' walk to Holborn underground station providing quick and easy access to the wider delights of the capital.



Internal photography of the furnished apartment

APARTMENT ONE

Gross internal area (approx.)  
144 sq m (1,546 sq ft) Including store  
142 sq m (1,532 sq ft) Excluding store



Not to Scale

SPECIFICATION

KITCHEN

- Gloss white doors with gloss white ends manufactured by Kitchenkraft
- Quartz worktop surface & sink unit comprises a Blanco undermount supreme 533-u by Blanco UK limited

APPLIANCES/UTILITY

- Siemens Built-In iQ700 Single Multi-Function Oven Stainless Steel
- Siemens Built-In 60cm Induction Hob Black Glass
- Siemens Built in Telescopic Extractor Hood Metallic Silver
- Siemens Built-In iQ 177 x 54cm Static Fridge Freezer
- Siemens Built-In iQ300 60cm Fully Integrated Dishwasher Stainless Steel
- Siemens Free Standing IQ300 Front Loading Washing: White
- Siemens Freestanding IQ300 Condenser Tumble Dryer Kit: White
- Siemens Freestanding Stacking Kit: White

UTILITY/WC FITTINGS

- Handbasin comprises a catalano premium 500x470mm basin C/W chrome towel rail
- W/C unit comprises catalano zero 45 back to the wall unit finished in white C/W catalano zero 45 seat
- Hansgrohe logis toilet roll holder
- Hansgrohe logis wm wc brush & holder
- Reina diva straight towel rail fitted with a Robert Lee Reina portland angled valve unit

BATHROOMS

- Handbasins comprises catalano sottopiano undercounter basin in white
- W/C unit comprises catalano zero 45 back to the wall unit finished in white C/W catalano zero 45 seat
- Shower unit comprises a hansgrohe raindance/croma 220 en suite 2
- Handbasin comprises a catalano premium 500x470mm basin white
- W/C unit comprises catalano zero 45 back to the wall unit finished in white C/W catalano zero 45 seat
- Bathtub comprises a bette ocean bath 1500mm x 700mm x 450 white



APARTMENT ONE

# Apartment 1, 64 Lincoln's Inn Fields, WC2A 3JX

## Guide Price: £2.6 million STC

- A turn key investment with income
- 2023 revenue £177,227.75 representing a gross 6.8% yield
- Long leasehold sale, new lease to be granted
- All furnishing, dressing and committed bookings available to an incoming buyer
- Energy Rating E | EPC available upon request
- Sole agency for all viewings: Be London Investments

### The Be London difference

Be London's innovative business model has a legacy of increasing returns by managing each apartment through a blend of extended corporate stays, mid term residential stays and the occasional vacation rental. This unique revenue blend enables Be London to maximise the revenue of a property.

### A partner and a consultancy

As landlords and developers, we understand property and owners' requirements, consulting on the routes to market to achieve optimal revenue through our own experience.

### Maintain control of your property

Control your assets as and when you need to, maintaining exclusive possession and rights on your property, eliminating the risk of non-paying tenants.

### Extensive market research

Through our brand portfolio and solid partner relationships, we have extensive access to multiple markets including corporate, high-end student and leisure stays.

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<div><div>We know London like the back of our hand.</div></div>	<div><div>Be London Investments is a registered private limited company in England &amp; Wales with the company number 15202977 and registered address of 2 Nottingham Court, London, WC2H 9BF.</div></div>	<div><div>BE • LONDON</div></div>

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