

# LINCOLN'S INN FIELDS

## WC2A



Freehold investment sale



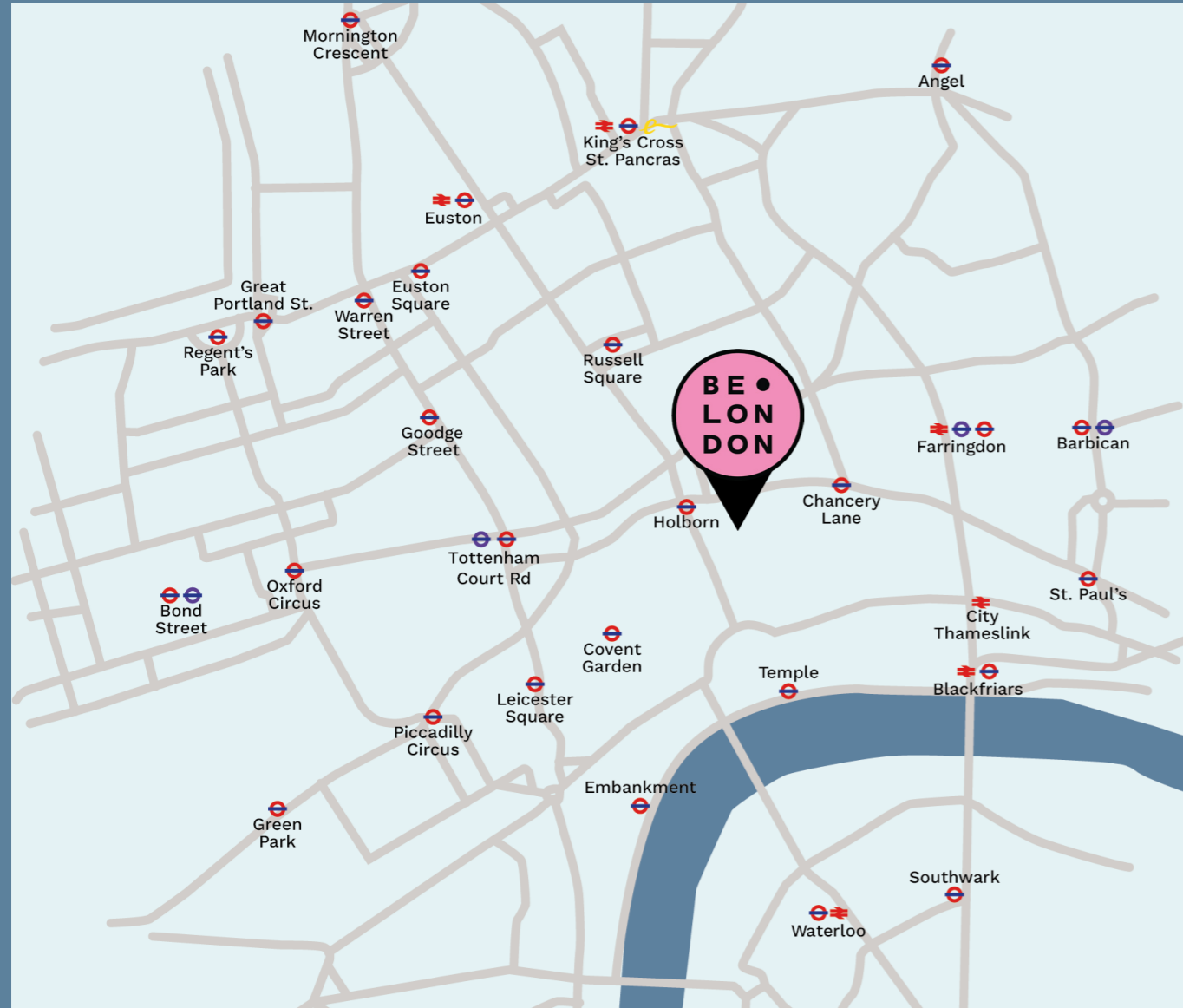
INCOME PRODUCING APARTMENTS WITHIN A VICTORIAN GEM INCLUDING THE BUILDING FREEHOLD AND COMMERCIAL SPACE

A rarely available opportunity to acquire three beautiful, income producing residential apartments, within a handsome period building overlooking Lincoln's Inn fields gardens. To include the freehold of the block, with consented commercial (E1) space in the basement and a potential opportunity for an extension on the top of the building subject to necessary planning permissions. This well designed block offers an immediate income to an investor, with no void period while also providing an extremely rare 'turn key' lettings opportunity in a premium West End location. Sale includes all furniture, fixtures and fittings required of a high quality residential block, as well, as freehold and the consented commercial space in the basement.

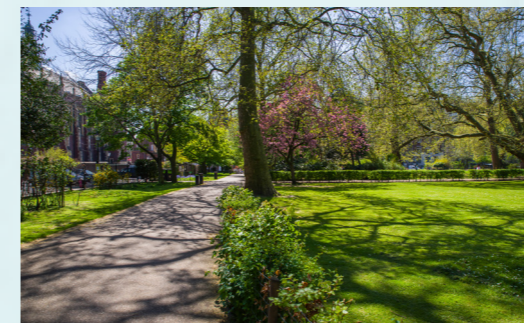


## AN EXCEPTIONAL LOCATION IN THE HEART OF LONDON'S LEGAL DISTRICT

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.



- Lincoln's Inn
- Gray's Inn
- Covent Garden Piazza
- British Museum
- Theatreland
- The Ivy
- The Delaunay
- The Royal Courts of Justice
- Royal Opera House
- Somerset House
- LSE
- King's College London



	DESCRIPTION	GIA f <sup>2</sup>	Ground Rent
Apartment 1	3 bedroom (rear duplex)	1,546	£550
Apartment 2	2 bedroom (main building)	1,248	£500
Apartment 3	1 bedroom (Ground & Lower Ground)	680	£400
Apartment 4	Studio (Lower Ground)	363	£350
Apartment 5	Studio (Ground)	319	£350
Apartment 6	Studio (Ground)	252	£350
Apartment 7	2 bedroom (1st Floor)	1,520	£500
Apartment 8	2 bedroom (2nd Floor)	1,289	£500
Apartment 9	2 bedroom (3rd Floor)	1,427	£500
Total of residential units currently for sale		4,314	£4,000
NIA of commercial space Permission granted for class E1 use as office space		915	

## 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 catalnao 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 catalnao 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

## SPECIFICATION

### KITCHEN

- The kitchen fittings comprise: image gloss white doors with gloss white ends, 377mm boss handles in stainless steel effect 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 Washer Dryer White

### WC FITTINGS

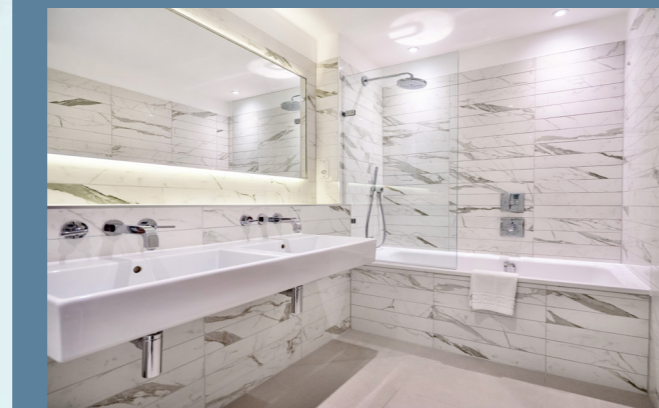
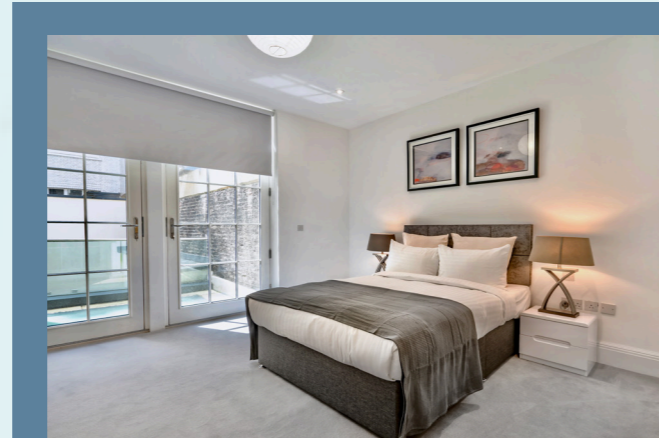
- Handbasin comprises a catalano premium 500x470mm basin C/W chrome towel rail
- W/C unit comprises catalnao zero 45 back to the wall unit finished in white C/W catalano zero 45 seat
- Hansgrohe logis toilet roll holder
- Hansgrohe logis wm wc brush & holder
- Reina diva straight towel rail fitted with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

### EN SUITE 1

- Handbasin comprises a catalano premium 1200x470mm basin c/w chrome towel rail
- W/C unit comprises catalnao zero 45 back to the wall unit finished in white c/w catalano zero 45 seat
- Bathtub comprises a Bettestarlet 1700x70mm unit
- Shower unit comprises a hansgrohe raindance/croma 220

### EN SUITE 2

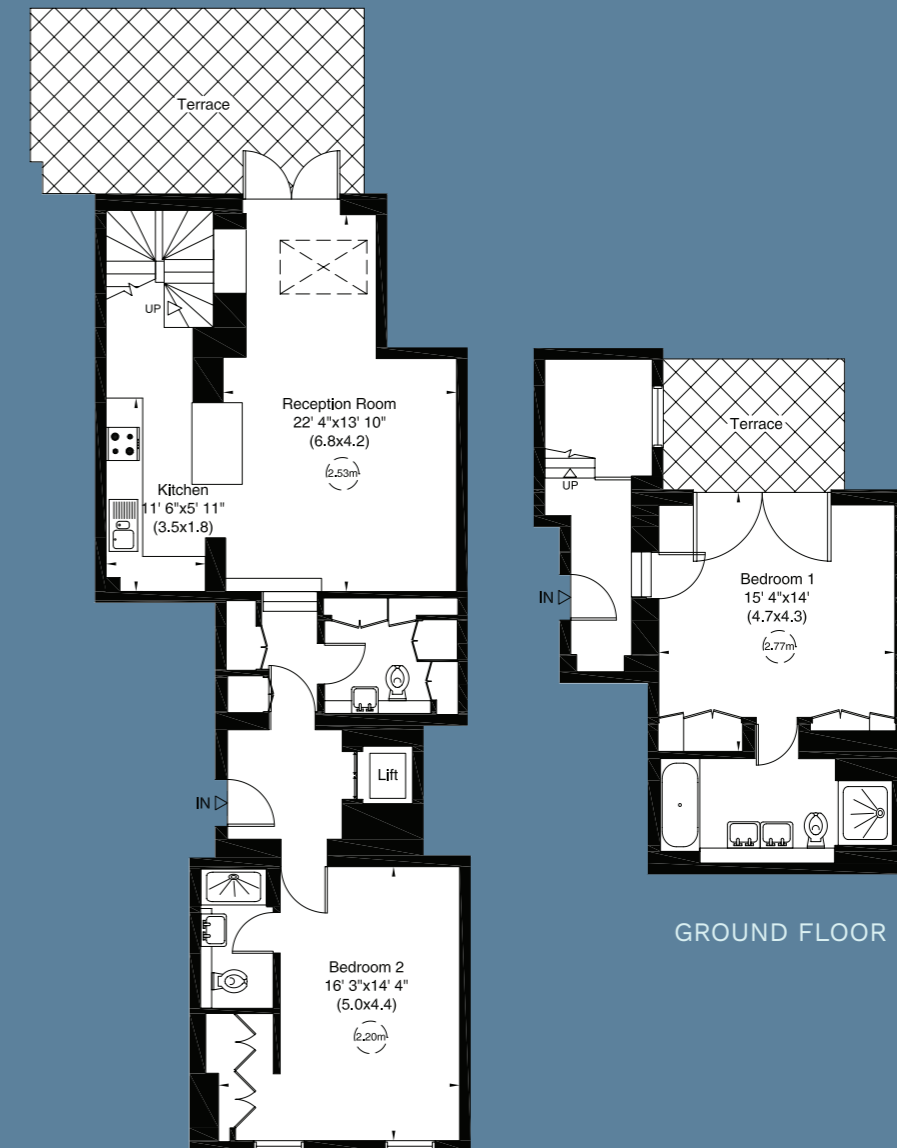
- Handbasin comprises a catalano premium 600x470mm C/W chrome towel rail
- W/C unit comprises catalano zero 45 back to the wall unit finished in white C/W catalano zero 45 seat
- Shower unit comprises a hansgrohe raindance/croma 220



APARTMENT TWO

## APARTMENT TWO

Gross internal area (approx.)  
116 sq m (1,247 sq ft) Excludes lift



LOWER GROUND FLOOR

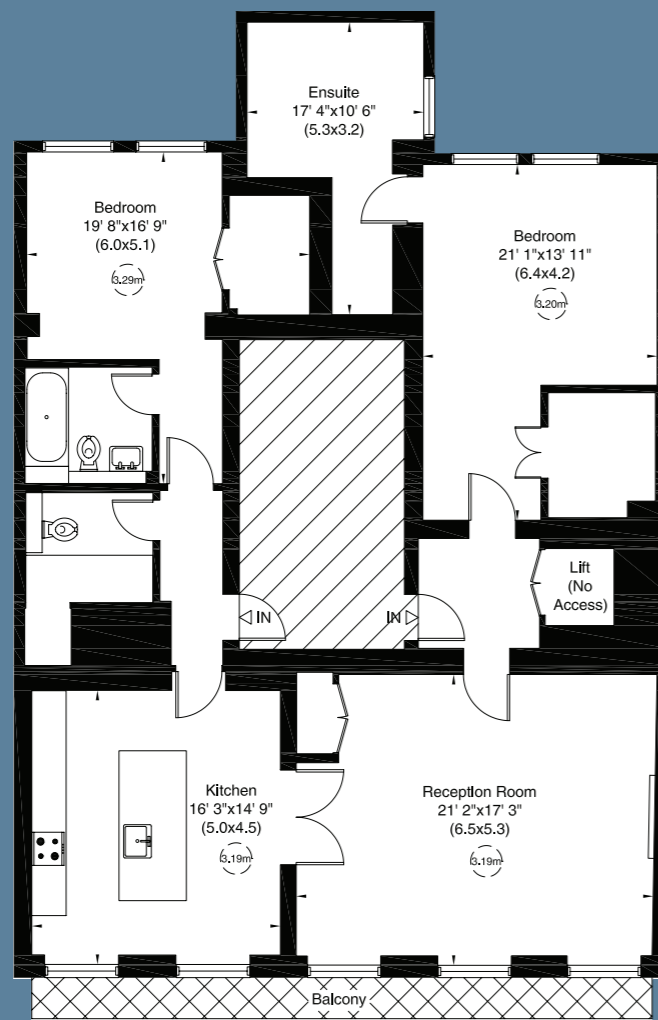
GROUND FLOOR

Not to Scale

## APARTMENT SEVEN

Gross internal area (approx.)

149 sq m (1,520 sq ft) Excludes lift and riser



FIRST FLOOR

Not to Scale

## SPECIFICATION

### KITCHEN

- Kitchen installation the kitchen comprises a fully fitted installation supplied & installed by: C&C kitchens limited
- The kitchen installed comprises a Nolte kitchen manufactured by Nolte Kuchen GmbH Und CO.KG worktop
- The kitchen worktops comprise Silstone pg1 20mm quartz manufactured by Consentino the sink unit comprises Blanco undermount supreme 533-U

### APPLIANCES/UTILITY

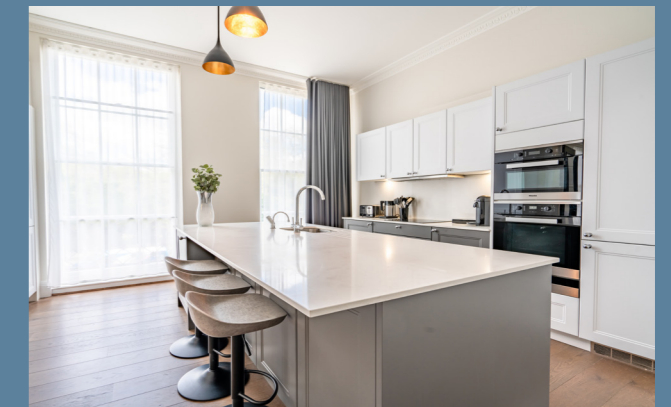
- Miele Built-In 2016 PureLine Oven 60cm CleanSteel
- Miele Built-In 2016 PureLine Microwave Combination Oven 45mm CleanSteel
- Miele Built-In 2016 Warming Drawer 14cm CleanSteel
- Miele Built-In 2016 Induction Hob 59.2cm, 4 Zone Black
- Miele Built-In 2016 Ceiling Cooker Hood 110cm Stainless Steel
- Miele Built-In 2016 Fully Integrated Dishwasher 60cm CleanSteel
- Miele Built-In 2016 Built-In Fridge Freezer 177 x 54cm White
- Miele Built-In 2016 Undercounter Wine Cooler
- Miele Freestanding 2016 Classic Tumble Dryer Lotus White
- Miele Freestanding 2016 Classic Front Loading Washing Machine Lotus White/Chrome
- Miele Built-In Stacking Kit

### WC FITTINGS

- Handbasin comprises a catalano premium 500x470mm C/W chrome brass towel rail
- W/C unit comprises catalnao 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
- Shower unit comprises a hansgrohe raindance/croma 220, bette shower tray and majestic monaco framless glass

### EN SUITE 1

- Handbasin comprises an alape undermount rectangular basin 754x397x100mm
- W/C unit comprises catalnao zero 45 back to the wall unit finished in white C/W catalano zero 45 seat
- Hansgrohe logis wm wc brush & holder
- Shower unit comprises a hansgrohe raindance/croma 220





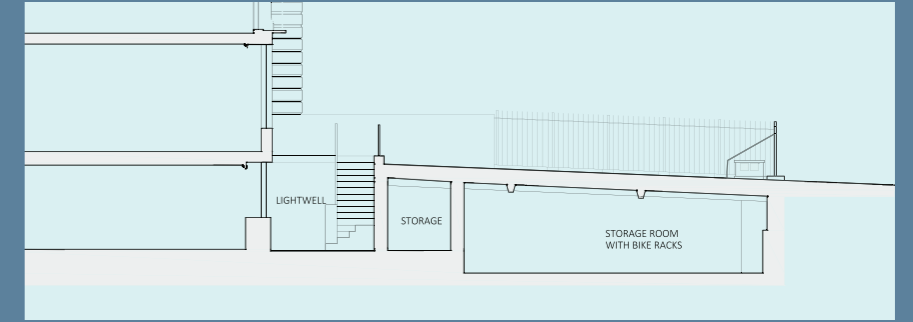
## PLANNING PERMISSION GRANTED FOR OFFICE SPACE

Permission granted for class E use as office space pursuant to planning application to Camden Council 2021/1618/P

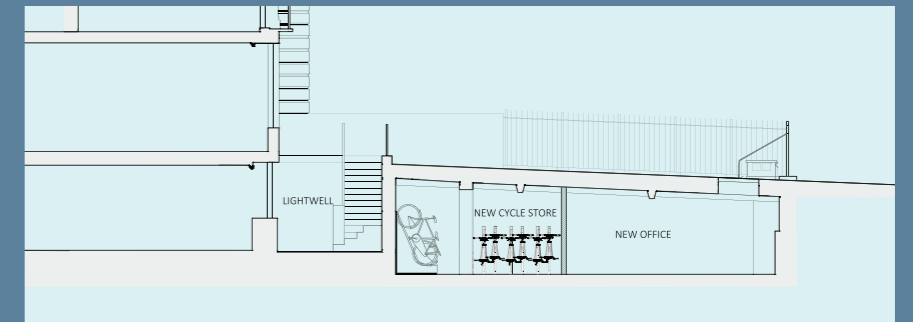
Net internal area (approx.)  
85 sq m (915 sq ft)



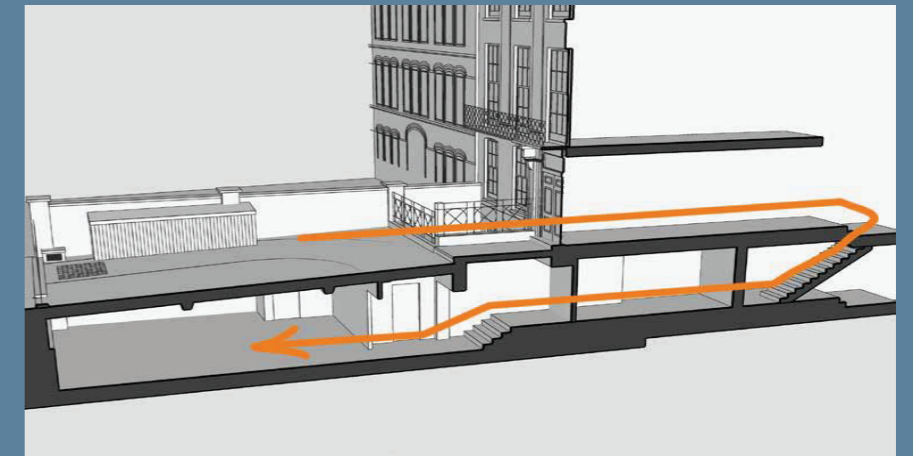
LOWER GROUND FLOOR



Current vault area to the front of the building



Proposed conversion to office space with pavement lights



CGI Render of approved route into proposed office space



Images of the currently vacant space

# Investment Summary - 64 Lincoln's Inn Fields, WC2A 3JX

## Guide Price: £8.5 million STC

- Remaining 3 residential apartments, freehold and E1 office consented opportunity in basement
- Income producing (new lease available upon request)
- Net residential revenue in 2023 | £293,223
- Held in a new clean SPV
- A turn key investment including furnishing, dressing and staging with no void upon completion.
- Energy Rating C-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 nonpaying 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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Director of Be London  
Investments  
jamie@be.london

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London WC2H 9BF

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www.be.london

**We know London like  
the back of our hand.**

Be London Investments is a registered private limited company in England & Wales with the company number 15202977 and registered address of 2 Nottingham Court, London, WC2H 9BF.

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