Knight Frank

LINCOLN SQUARE

Covent Garden WC2A

LUXURY LIVING ABOVE LONDON

This is a beautifully appointed residence set within one of the West End's most prestigious modern developments, offering exceptional lateral space and a private roof terrace with panoramic City views.

			EPC
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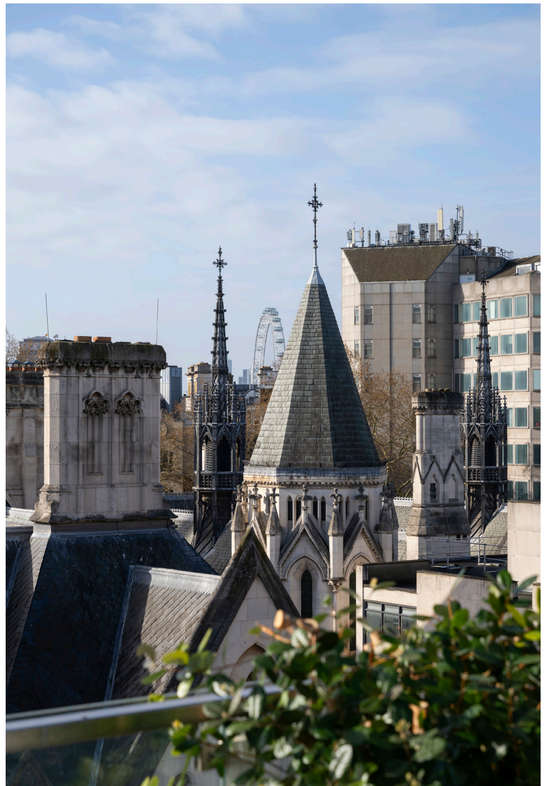
Local Authority: City of Westminster
Council Tax band: H
Tenure: Leasehold, approximately 991 years remaining
Service charge: approximately £24,124.42 per annum

Guide price: £7,250,000

LINCOLN SQUARE, COVENT GARDEN WC2A

Located within Lincoln Square, 18 Portugal Street, the development was created by Lodha Group and completed in 2020, forming part of a landmark transformation of the former New Court office building at 48 Carey Street into an exclusive residential enclave. The scheme comprises 221 luxury homes by celebrated architects PLP Architecture, with interiors by acclaimed designer Patricia Urquiola, and an impressive suite of five-star amenities totalling over 17,000 sq ft, including a 25-metre swimming pool, gym, cinema, private dining rooms, spa facilities and a residents' club room. Residents also enjoy access to a 6,000 sq ft landscaped courtyard garden designed as a peaceful urban retreat.

The apartment further benefits from a secure underground parking space and a private storage room located in the basement, providing valuable additional convenience and functionality.



Positioned on one of the upper levels, this flat stands out for its rare expansive roof terrace, offering a substantial private outdoor space seldom found in central London. The interior layout is refined, with beautifully executed contemporary finishes, generous entertaining spaces, and three well-proportioned bedrooms, each with its own bathroom. Floor-to-ceiling windows flood the home with natural light, enhancing the exceptional sense of openness.

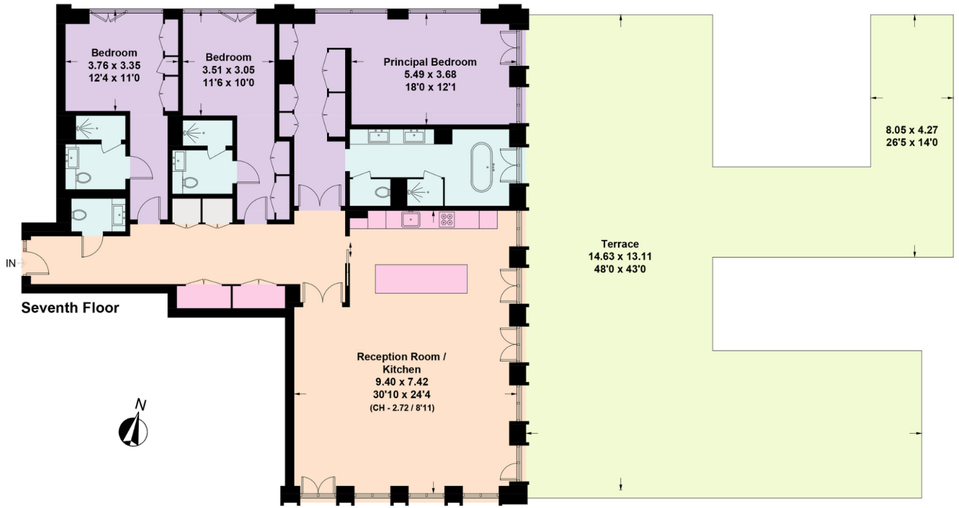
This is a best-in-class apartment designed for modern luxury living, moments from London's legal, cultural and academic heartland.

THE BEST OF LONDON AT YOUR DOORSTEP

Holborn is one of London's most historic and culturally rich neighbourhoods — positioned between the Royal Courts of Justice, the London School of Economics, and the grand green expanse of Lincoln's Inn Fields. Lincoln Square places you at the crossroads of legal London and some of the capital's most iconic cultural institutions. The area's historical streetscape forms part of a district renowned for its architecture, from the medieval Inns of Court to Georgian and Victorian terraces.

Food lovers benefit from being moments from some of Holborn's best-rated restaurants, from the grand brasserie Holborn Dining Room, known for its iconic pies and copper-topped gin bar, to celebrated neighbourhood favourites such as Noble Rot, a highly regarded wine-led restaurant praised for its seasonal, chef-driven British-European dishes. The wider Holborn and Bloomsbury area offers everything from refined European cuisine to modern Asian dining, ensuring residents are spoilt for choice.

Transport connectivity is superb: Chancery Lane, Holborn, and Temple Underground stations are all nearby. This exceptional connectivity, combined with the area's historic charm and vibrant dining scene, makes Lincoln Square one of the most desirable



Approximate Gross Internal Area = 190.2 sq m / 2,047 sq ft
Approximate Total of the Outside Space = 172.8 sq m / 1,860 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

Knight Frank

We would be delighted to tell you more.

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