



LINCOLNS INN FIELDS

HOLBORN WC2A



2 BEDROOM, 2 BATHROOM APARTMENT IN THE HEART OF HOLBORN.

A split-level apartment set over the lower ground and ground floor of an impressive and well-maintained period townhouse facing directly on to Lincoln's Inn Fields.

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Local Authority: London Borough of Camden

Council Tax: G

Tenure: Leasehold

Ground rent: £500

Service charge: £9,503.60 per annum, reviewed every year, next review due 2027

Guide Price: £2,000,000

The accommodation comprises two generous double bedrooms, each benefiting from its own en suite bathroom, a spacious reception room with a semi open-plan layout leading onto a well-designed kitchen.

Thoughtfully arranged throughout the reception room opens onto a sizeable private terrace via French doors, while the principal bedroom provides access to a separate balcony.

Further benefits include elegant wooden flooring and contemporary fixtures and fittings throughout, creating a stylish and comfortable living environment. The apartment also has an additional guest W.C and has lift access to the lowerground floor from the well maintained communal areas.

Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.



APARTMENT TWO

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



GROUND FLOOR

LOWER GROUND FLOOR

Not to Scale

Excludes Lift

Approximate Gross Internal Area = 116 sq m / 1,247 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)

We would be delighted
to tell you more.

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