



Let **UK** Home

3 Bedrooms

Flat

Located in London

£10,000 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



18 Portugal Street London

WC2A 2AT



Let UK Home are excited to offer this stunning three-bedroom two-bathroom apartment in Lincoln Square.

This three-bedroom apartment features a spacious open-plan living, dining and kitchen zone as the central social hub, fitted with a breakfast bar and access to a terrace. The master bedroom (Bedroom 1) forms a private ensuite suite complete with a built-in wardrobe and Juliet balcony, while Bedrooms 2 and 3 are well-proportioned, sharing a main family bathroom. A separate utility room offers extra storage, and a dedicated balcony area extends outdoor living space, delivering a functional layout with distinct zones for entertaining and private rest.

Residents will enjoy a range of premium amenities, including concierge service, fully equipped gym, swimming pool, vitality pool, spa facilities, sauna and steam room, private dining room, cinema, billiards room, residents lounge, and beautiful courtyards.

Ideally situated in Lincoln's Inn Fields, close to the Royal Courts of Justice, the London School of Economics, and King's College London, this modern development offers a prime location between the financial district of The City and the vibrant Covent Garden. Excellent transport links are nearby, with Temple, Chancery Lane, Holborn, and Covent Garden Underground stations all within easy reach.

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- 2nd Floor
- The Spa & Swimming Pool & The Gym
- Sauna & Steam Room
- Royal Courts of Justice
- Temple & Chancery Lane & Holborn Tube Stations
- Concierge Service & 24h Security
- Cinema & Game Room
- Close to LSE & KCL & UAL
- Lincoln's Inn Fields
- EPC Rating: B



INTERNAL AREA	712 sq m	1,206 sq ft
LIVING ROOM/DINING/KITCHEN	9.13 x 3.87 m	37' 2" x 21' 11"
BEDROOM 1	3.89 x 3.10 m	12' 9" x 10' 2"
BEDROOM 2	3.35 x 4.84 m	10' 11" x 15' 10"
BEDROOM 3	3.92 x 3.25 m	12' 10" x 10' 8"
BALCONY AREA	7.82 sq m	84 sq ft

- Dual aspect
- Terrace from living room and bedroom 3
- Large, open-plan living area
- Master bedroom suite with en-suite and fitted wardrobe
- Juliet balcony from master bedroom
- Social breakfast bar



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3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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Council Tax Band: H

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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