

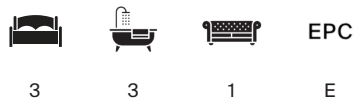


LINCOLN'S INN FIELDS  
HOLBORN WC2A



## 3 BEDROOM, 3 BATHROOM APARTMENT IN THE HEART OF HOLBORN

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



Local Authority: London Borough of Camden

Council Tax: G

Tenure: Leasehold

Ground rent: £550

Service charge: £10,804 per annum, reviewed every year, next review due 2027

**Guide Price: £2,750,000**

This well laid out and generously proportioned apartment features good natural light owing to an abundance of architectural glass throughout, complemented by wooden flooring, contemporary fittings and air conditioning. Accommodation provides three double bedrooms, all with en suite bathrooms; a large reception room that is semi-open-plan to a well laid out kitchen; a guest W.C.; an external storage area; and access to 4 areas of outside space, two of which are accessed from the reception room.

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.

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 ONE

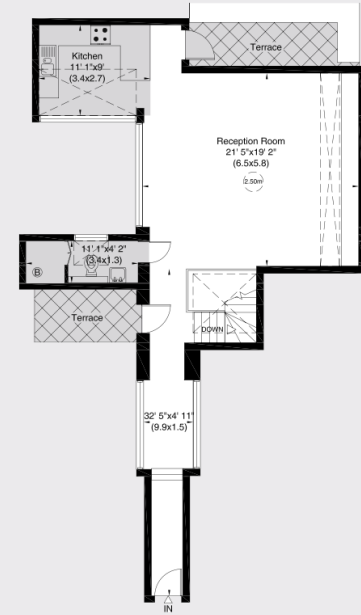
Gross internal area (approx.)

144 sq m (1,546 sq ft) Including store

142 sq m (1,532 sq ft) Excluding store



LOWER GROUND FLOOR



GROUND FLOOR

Not to Scale

(Including Store)

Approximate Gross Internal Area = 144 sq m / 1,546 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.

**Craig Walters**  
+44 (0) 7770 013 738  
Craig.Walters@knightfrank.com

**Knight Frank Mayfair**  
44 South Audley Street  
Mayfair W1K 2PX

**knightfrank.co.uk**

**Your partners in property**

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2026. Photographs and videos dated August 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.