



**W10.9 Lincoln Square 18 Portugal Street, London, WC2A
2AT**

 1  1  1  B

Set within the prestigious Lincoln's Square development, this beautifully appointed one-bedroom apartment offers 595 sq ft of thoughtfully designed living space, positioned overlooking communal gardens. The apartment features a generous open-plan kitchen and reception area, finished to a sleek contemporary standard, creating a refined yet welcoming environment ideal for both everyday living and entertaining. **Photos have been digitally dressed for example purposes.

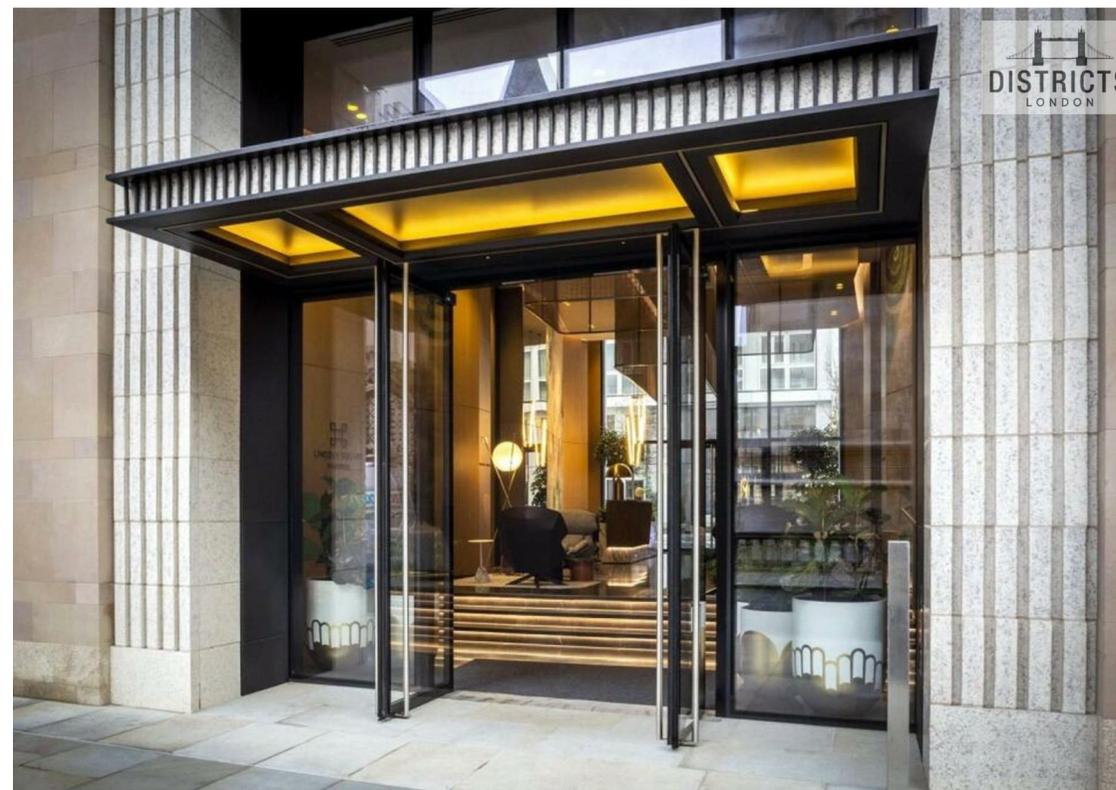
Residents of Lincoln's Square enjoy access to an exceptional suite of private amenities spanning 17,000 sq ft, including a vitality swimming pool, spa facilities with sauna, steam, ice and mist showers, a fully equipped gymnasium, private training and treatment rooms, a club lounge with library and snooker room, and a 24-seat private cinema. The development is further enhanced by 6,000 sq ft of beautifully landscaped private gardens, alongside a 24-hour concierge and security service, ensuring both comfort and peace of mind.

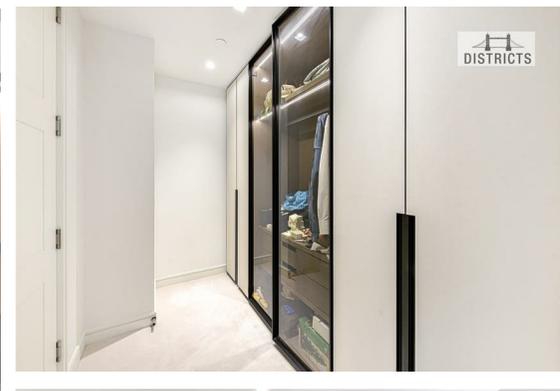
Ideally located in Lincoln's Inn Fields, the property sits moments from the Royal Courts of Justice, the London School of Economics, and King's College London, perfectly positioned between the financial hub of The City and the cultural attractions of Covent Garden. Excellent transport connections are close at hand, with Temple, Chancery Lane, Holborn, and Covent Garden Underground stations all within easy reach.

Leasehold: 992 Years remaining approximately
Ground rent amount: £300pa Approx.
Review period: Ask agent
Service charge amount: £5,678pa Approx.
Review period: Ask Agent
Council tax band: F – Westminster

Electricity supply – Mains | Heating & Cooling – Communal Mains | Water Supply & Sewerage – Mains | Lift Access | Cladding: EWS1 Ask Agent

To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit the Councils Website, Planning & Building





Lincoln Square,
 Portugal Street, WC2A
 Approximate Gross Internal Area
 55.24 sq m / 595 sq ft
 (CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 85 | 85 |
| (81-91) B | | | |
| (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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