

Lincoln's Inn Fields

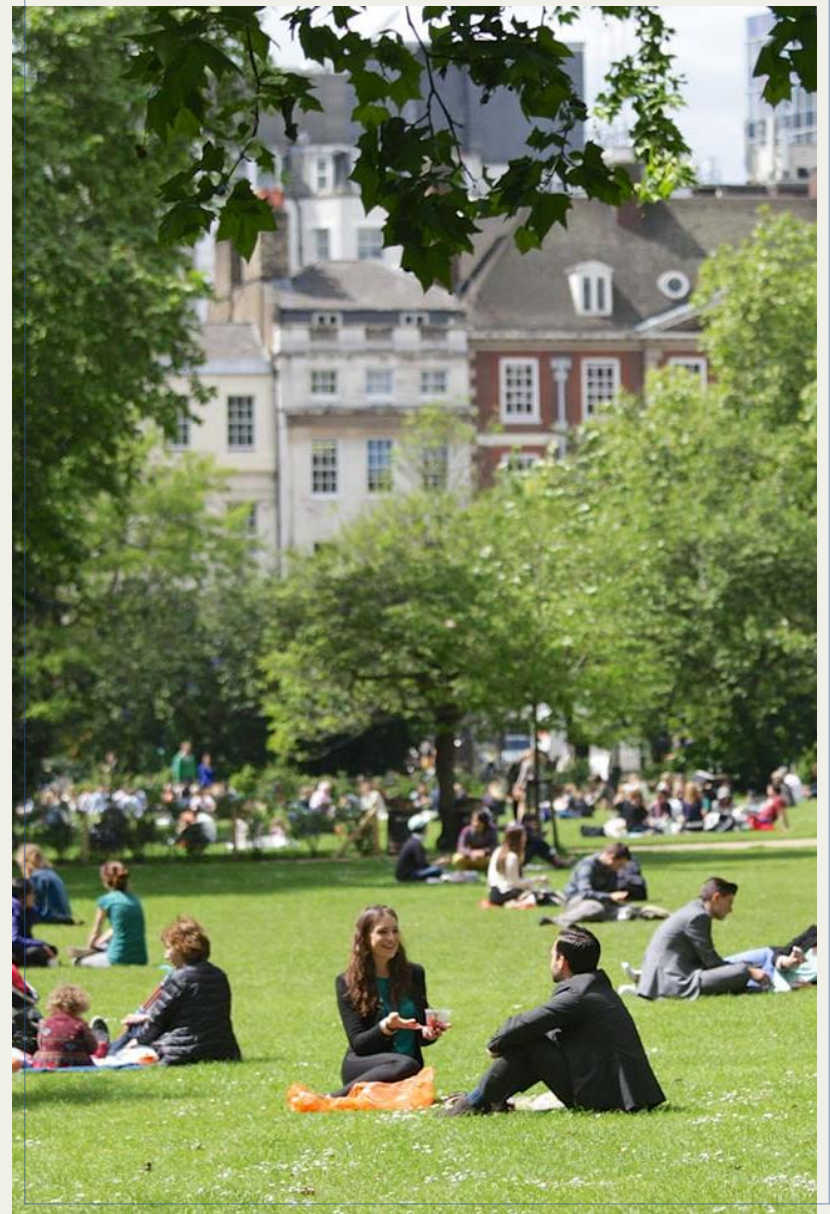
Holborn | London WC2



*tavistock*bow

Steeped in history, Lincoln's Inn Fields was first set out in its current layout during the 1600s and is London's largest garden square.

The first garden to be recorded at the inn was the "Long Garden" to the north of the square, dating back to 1445 when it was quite literally an inn's garden.





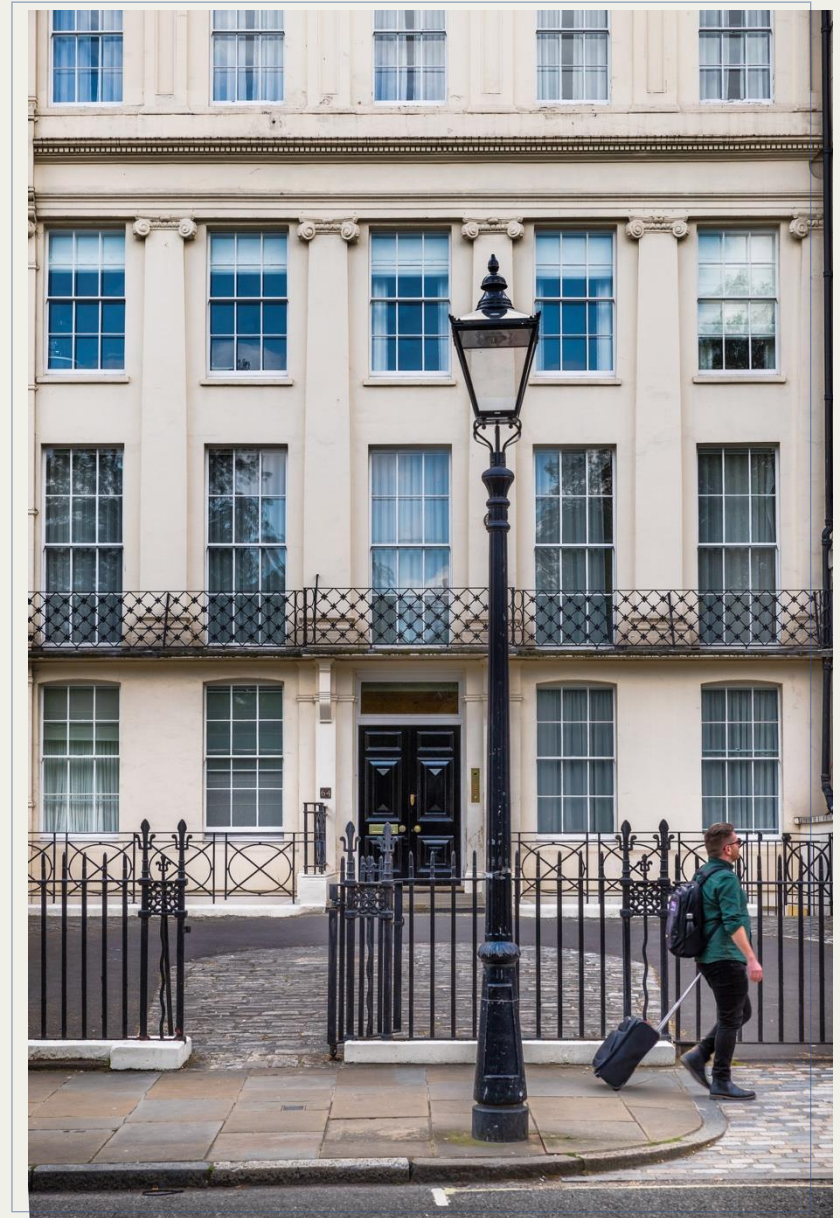
Synonymous with barristers, the area was further developed in the late 17th century by Henry Serle (a barrister himself) and nowadays is a fantastic mix of modern and historic London, housing both office buildings and residential homes alike. Within the gardens are glorious flower beds, large grassed areas, tennis courts, a bandstand and a fantastic café / restaurant, with gates open to the public from 7am to 7pm.



This three-bedroom duplex apartment is arranged over the ground and lower ground floors of a handsome period building overlooking the square, comprehensively redeveloped in recent years and featuring a wealth of architectural features, well-proportioned accommodation and multiple private outside spaces, a rarity in this central location.

What You Need To Know

- Duplex Apartment
- Approx. 1561 sqft.
- Three Double Bedrooms
- Three Bath/Shower rooms
- Separate Guest WC
- Generous Reception Room
- Modern Kitchen with Breakfast Bar
- Contemporary Architectural Features & Specification
- Air Conditioning Throughout
- Two Private Patios & Two Separate Terraces



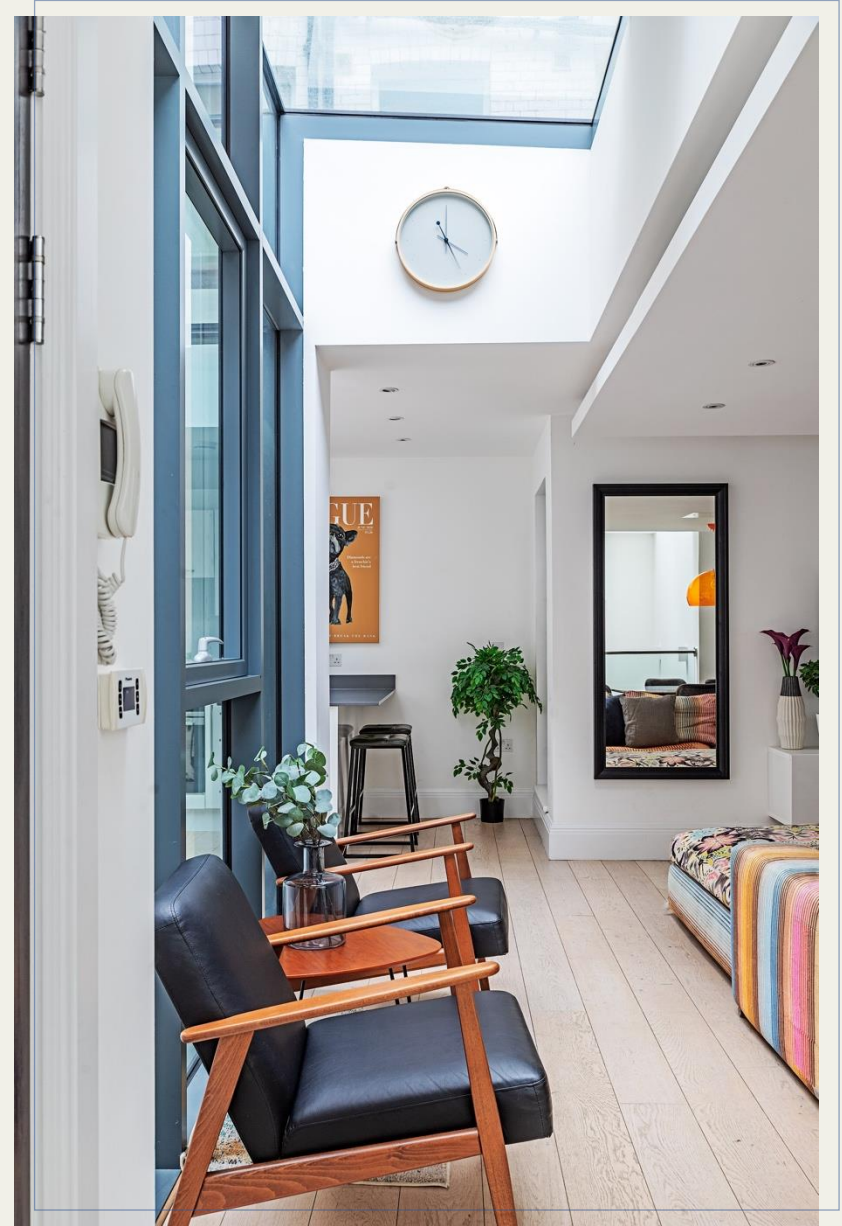
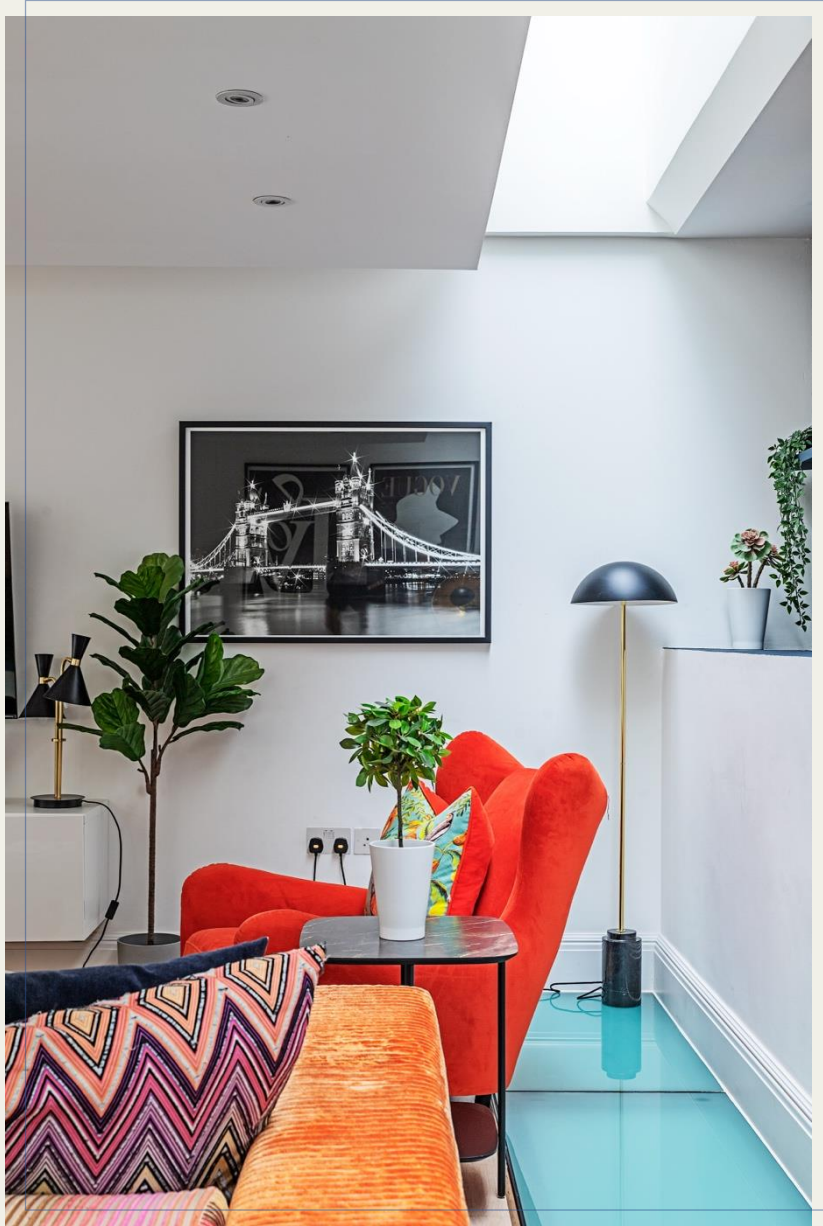




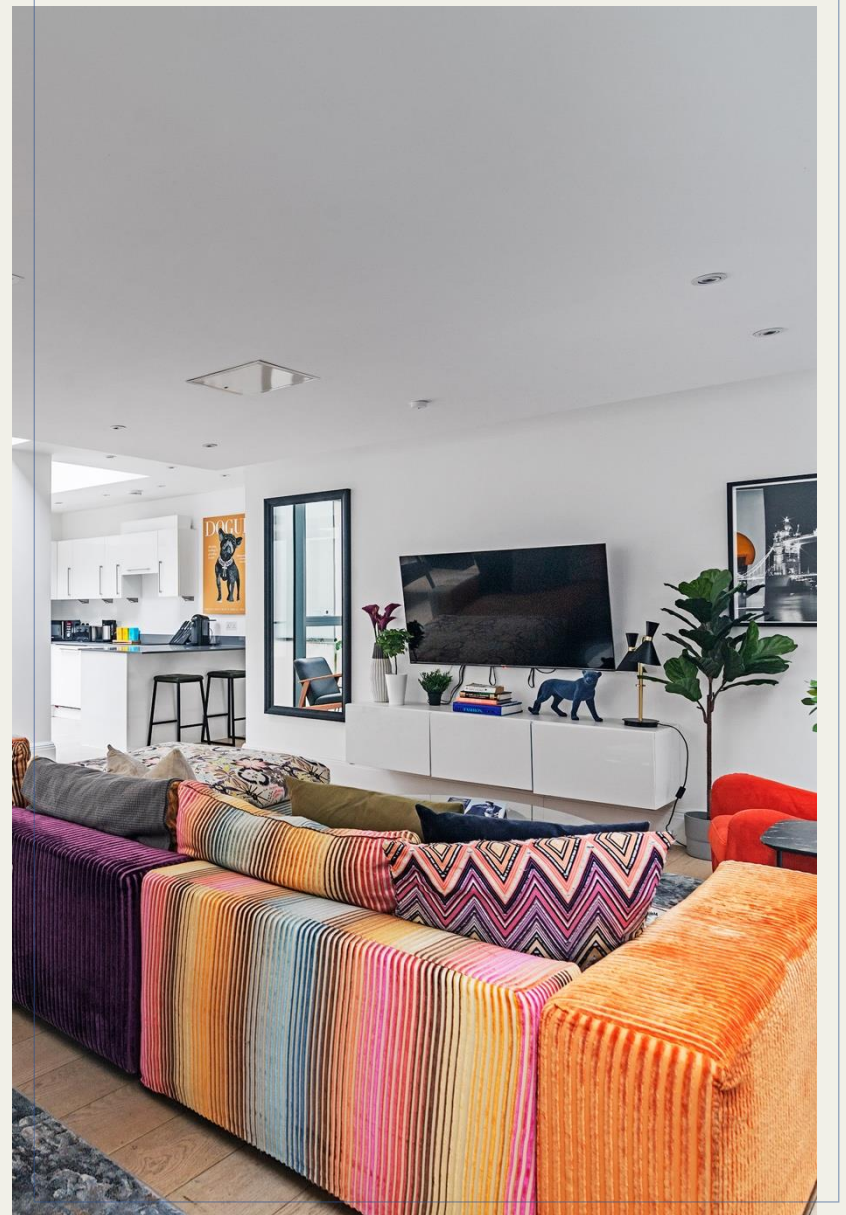
All ground floor spaces are flooded with natural light from full height windows, the glazed atrium entrance and clever use of expansive skylights, giving the apartment a wonderful loft-like sense of space and volume.

Located immediately before entering the principal living space, there is a large guest WC with ample utility cupboard.





Entered via a welcoming reception hallway, the main accommodation of the apartment is accessed via a wonderful glazed atrium linking the original building with this contemporary news-like addition.





The main living space has a sense of scale and proportion unlike many of the area's regular period conversions, enhanced by contemporary finishes including oiled natural timber flooring and clean modern décor.



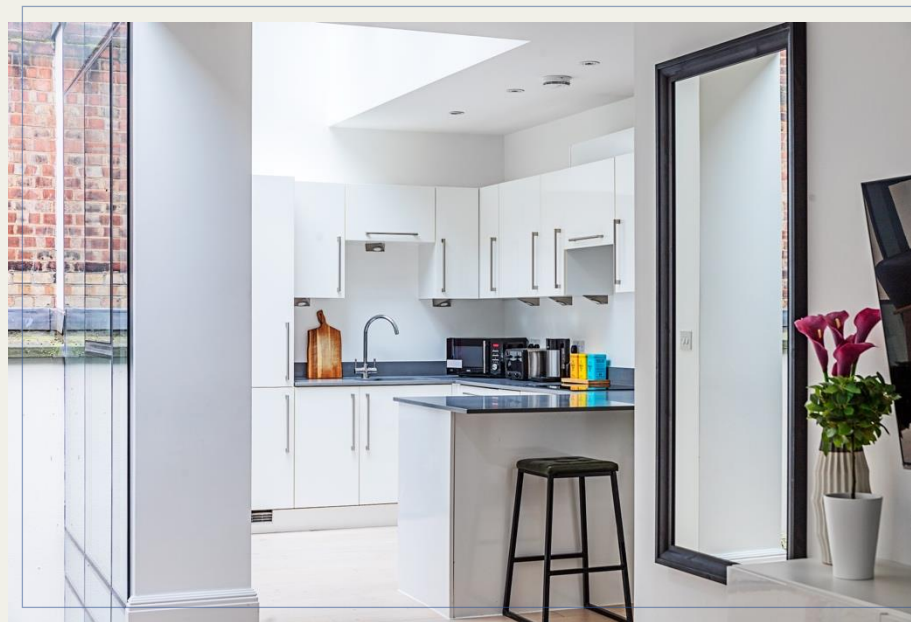


Intelligent use of glazing maximises light directly from above, with opaque glazed panels in the floor ensuring natural light flows through to the lower level. The entire space creates a well-proportioned yet cozy feel, a perfect counterpoint to the busy city that can be found on the doorstep.









The living space flows seamlessly into the modern kitchen, finished in simple white lacquered units with contrasting quartz composite worktops and integrated Siemens appliances.

A vast skylight and full height glazing again maximise light, offering a view over the private patio below.







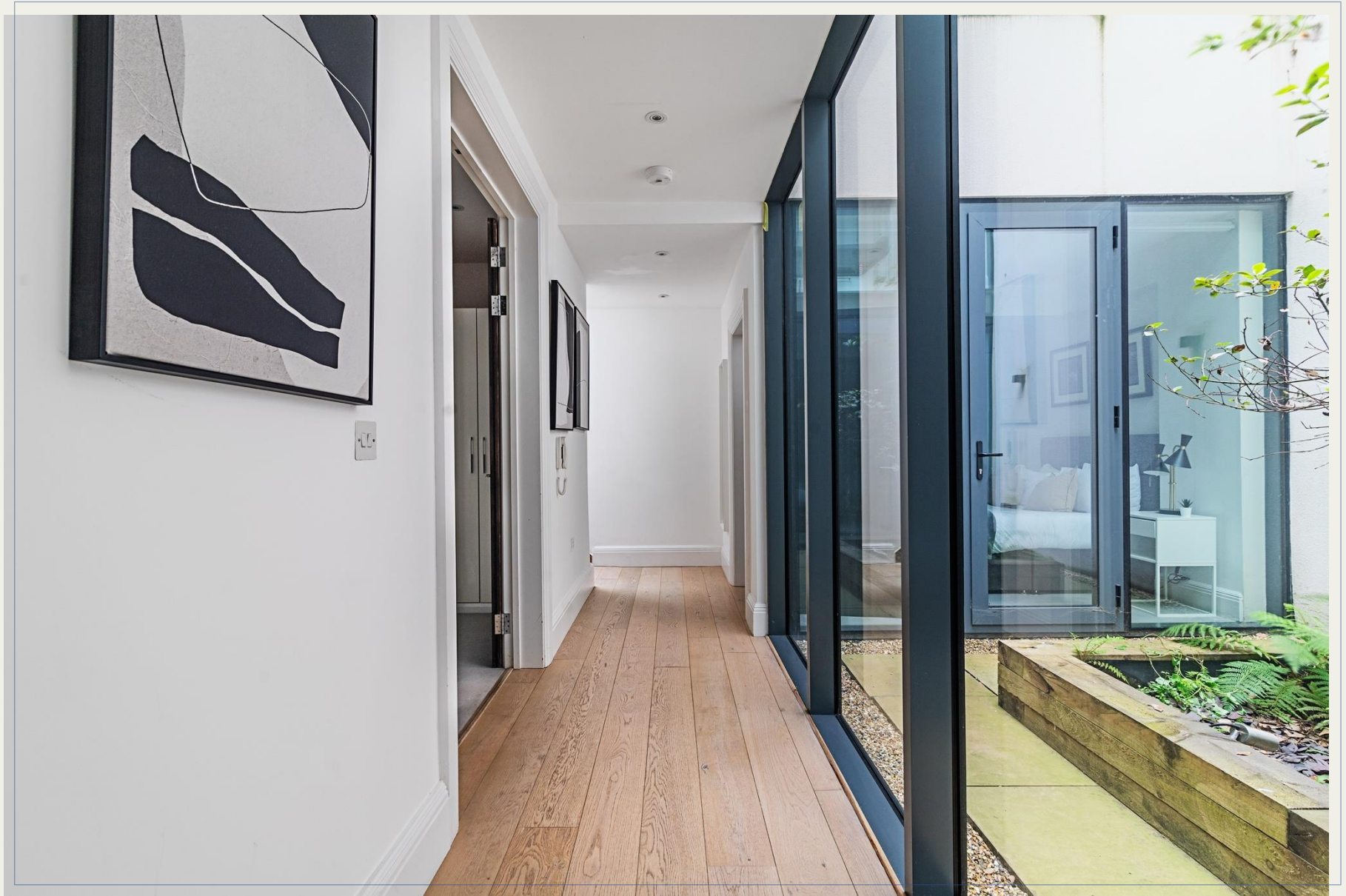


Between the primary living space and reception hallway, a modern architectural glass, steel & timber staircase leads to the lower level, illuminated from above by another impressive skylight.



The lower level is home to three well-proportioned double bedrooms, accessed via a lower hallway featuring full height glazing, and all arranged around the central private patio area, accessible from bedrooms two and three.









The principal bedroom suite features separate walk-in wardrobes, an en-suite bath & shower room and French doors opening onto its own private patio, benefitting from a generous external store cupboard.

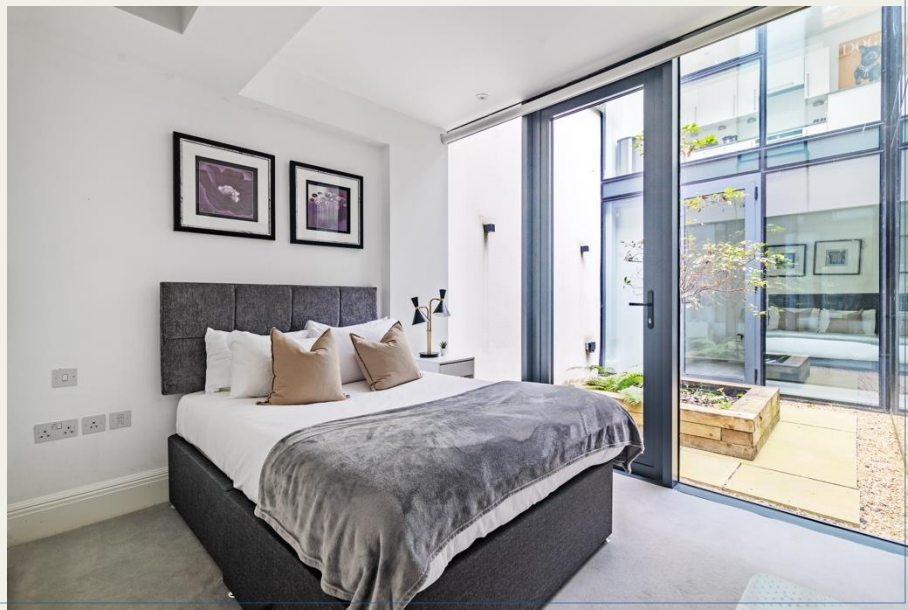






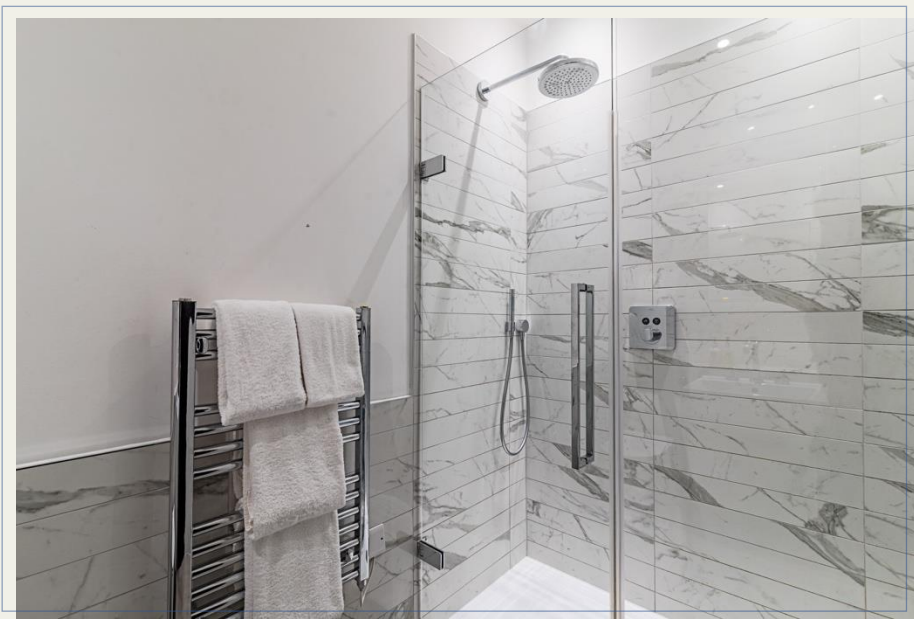






The lower level benefits from generous ceiling heights throughout, with both guest bedrooms offering access to the private patio area via full height glazed doors, as well as each having its own en-suite shower room.





Guest shower rooms are finished in contrasting contemporary styles, with either white or amber marble-effect porcelain tiling and featuring Catalano sanitaryware and Hansgrohe brassware.









Holborn & Midtown are the gateway between London's buzzing West End and the City, with Lincoln's Inn and the surrounding area home to many of the UK's top Law practices and Barrister's chambers.

To the West, Covent Garden offers world class retail, dining & entertainment with London's 'Theatreland' home to some of the finest and most popular productions in the world. Nearby Lambs Conduit Street offers a genuine village vibe with a number of independent coffee shops and varied retailers rubbing shoulders with boutiques from more established international brands and excellent restaurants including the renowned Noble Rot and local institution Ciao Bella.

To the east, the financial centre of the City of London is easily accessible from Lincoln's Inn along with the South Bank, River Thames and many of London's wonderful parks and open spaces within easy reach, as well as some of London's top educational institutions including the London School of Economics & Political Science (LSE), Kings College, and University College London.









floorplan

Lincoln's Inn Fields, WC2

Approximate Gross Internal Area 145 sqm/ 1561 sq ft

Excluding External Patio and Terrace of 32 sqm/ 344 sq ft

- 1 Living/
Dining
8.16 x 6.70M
26'9" x 22'

2 Kitchen
4.31 x 2.84M
14'2" x 9'4"

3 Bedroom
4.81 x 4.56M
15'9" x 15'

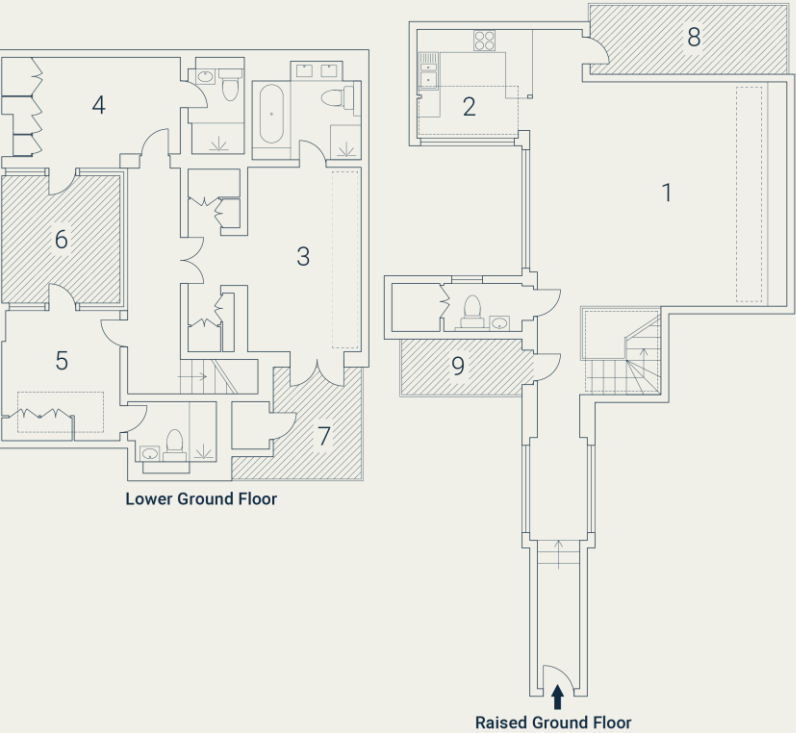
4 Bedroom
4.45 x 2.89M
14'7" x 9'6"

5 Bedroom
3.39 x 3.04M
11'1" x 10'
- 6 Patio
3.32 x 3.08M
10'11" x 10'1"

7 Patio
3.34 x 2.95M
10'11" x 9'8"

8 Terrace
5.14 x 1.80M
16'10" x 5'11"

9 Terrace
3.13 x 1.45M
10'3" x 4'9"



Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.

epc

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	51 E
21-38	F		
1-20	G		

what you need to know

- Tenure:

Leasehold – 250 years from 2016
- Service charge:

£10,928.90 per annum (2026)
- Ground rent:

£550 per annum

guide price

£2,750,000 subject to contract

neighbourhood guide



tavistockbow

about us

Tavistock Bow is an independent residential agency & consultancy based in London's vibrant West End.

We are niche, boutique, creative, knowledgeable, professional and approachable.

We love what we do and that's why we do it.



21 New Row
Covent Garden
London
WC2N 4LE

tavistockbow.com
020 7477 2177
hello@tavistockbow.com

Connect with us on



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