

For Sale



People Make Places



Lincoln's Inn Fields, Holborn WC2

2 Bedrooms | 1259 sqft

£2,000,000





A two-bedroom split-level apartment arranged over the ground & lower ground floors of this handsome period building, comprehensively redeveloped in recent years and featuring direct lift access, well-proportioned accommodation and private outside space in a wonderfully central location.

What you need to know

- Split Level Apartment
- Two Double Bedrooms
- Two Bathrooms
- 1259 sqft.
- Open Plan Primary Living Space
- Contemporary Interior Finishes
- Two Private Patios
- Leasehold: Approx. 240 years
- Service Charge: £9503.60 per annum
- Ground Rent: £500 per annum





Overview

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 two-bedroom split-level 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 well-proportioned accommodation, contemporary finishes and two private patio spaces, a rarity in this central location.



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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.



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People Make Places

London is a collection of inspiring urban villages and one of the most exciting places in the world to live, work & play.

We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

And unlike many real estate businesses we're not just about buildings, because streets & buildings don't make a neighbourhood.

We're about building relationships, because **people make places**.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	57
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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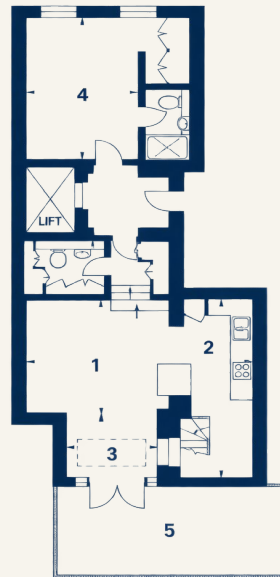
Approximate Gross Internal Area 117 sq m / 1259 sq ft

Lower Ground Floor

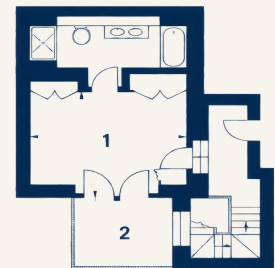
- Reception Room**
4.18 x 4.16M
13'9" x 13'8"
- Kitchen**
6.90 x 1.80M
22'8" x 5'11"
- Dining Room**
2.80 x 2.33M
9'2" x 7'8"
- Bedroom**
4.95 x 3.23M
16'3" x 10'7"
- Garden**
6.04 x 3.43M
19'10" x 11'3"

Ground Floor

- Bedroom**
4.23 x 4.00M
13'11" x 13'1"
- Patio**
2.77 x 2.33M
9'1" x 7'8"



Lower Ground Floor



Ground Floor

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

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