

64 Lincoln's Inn Fields

Midtown | London WC2



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A well proportioned two bedroom apartment on the 3rd floor of this handsome recently refurbished period building, benefitting from generous ceiling heights and large sash-style windows providing fantastic natural light and offering direct views over the leafy & historic Lincoln's Inn Fields.

- Well proportioned lateral accommodation
- Direct lift access
- Two double en-suite bedrooms
- Separate guest WC
- Generous reception room
- Separate interconnecting kitchen/diner
- Generous ceiling heights
- Wonderful natural light and views over the garden square



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.











A well appointed modern kitchen/diner interconnects via a grand archway to the generous reception room, all with large windows facing front over the garden square.









The principal bedroom features an en-suite bathroom finished in a contemporary style to a high specification, with a further en-suite double bedroom and separate WC for guests.







floorplan

Lincoln's Inn Fields, WC2

Approximate Gross Internal Area 124 sq m / 1335 sq ft

(Excluding Lift)

Third Floor

1 Reception Room

6.59 x 5.39M
21'7" x 17'8"

2 Kitchen

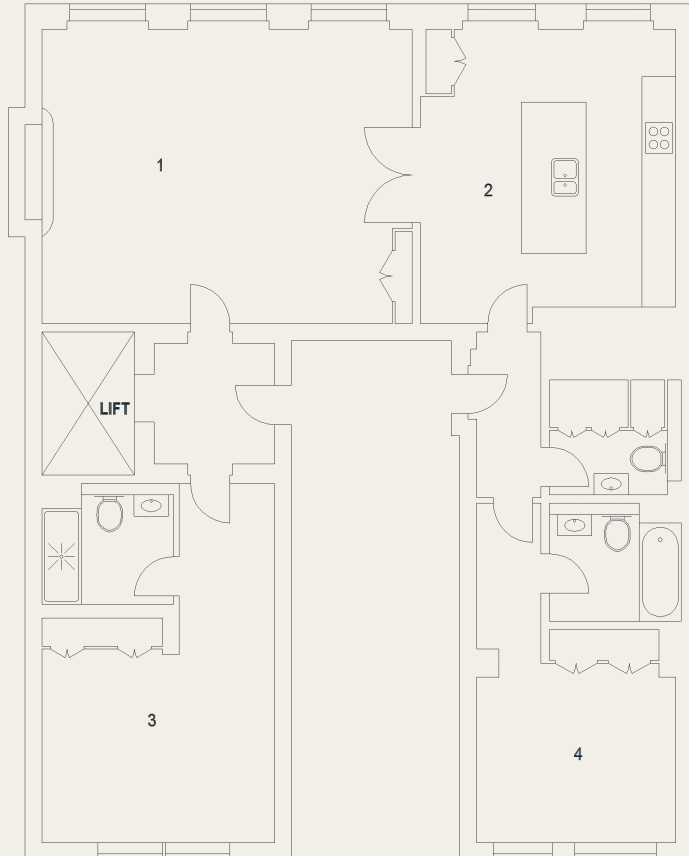
5.42 x 4.55M
17'9" x 14'11"

3 Bedroom

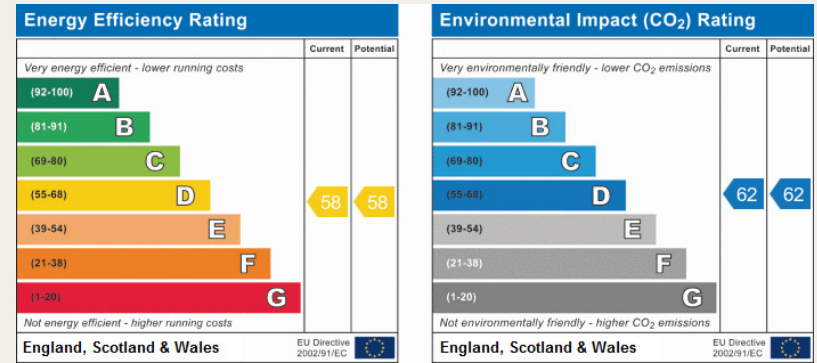
6.42 x 4.17M
21'1" x 13'8"

4 Bedroom

6.04 x 3.54M
19'10" x 11'7"



epc



what you need to know

- Tenure:** Leasehold – 250 years from 2016
- Service charge:** £5236.00 per annum (2022)
- Ground rent:** £550 per annum



Midtown is 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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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.



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