

tavistockbow

For Sale



People Make Places



Kingsway, Holborn WC2

2 bedrooms | 1,498 sq ft

£2,000,000





- Two Bedroom Lateral Apartment
- Two Bathrooms
- Open Plan Living Space
- Contemporary Finish
- Fourth Floor (with lift)
- Dual East/West Aspect
- Communal Roof Terrace
- Adjacent to Lincoln's Inn Fields
- Handsome Period Building
- Moments from Holborn Tube





Situated adjacent to the generous open space of Lincoln's Inn Fields and within easy reach of both Covent Garden to the west and the South Bank just a short hop across the Thames, 42 Kingsway is connected to the Club Quarters Hotel sharing facilities including 24 hour concierge, a fitness suite and meeting rooms. Air-conditioning is installed throughout the apartment as well under floor heating in the bedroom, hallway and bathroom areas. Further benefits include a basement storage unit and dedicated locker in the reception hall on the ground floor.

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.

Holborn, sometimes referred to as 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 Lamb's 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.



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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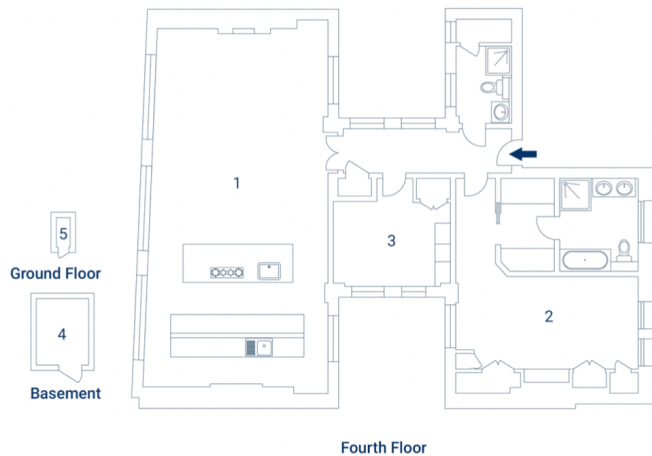
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Kingsway, WC2

Approximate Gross Internal Area 139.2 sq m / 1498 sq ft
 Excluding External Basement of 3.8 sq m / 41 sq ft

1 Living / Kitchen / Dining 5.80 x 11.6M 18'1" x 38'4"	2 Bedroom 5.89 x 3.80M 19'6" x 12'8"	3 Bedroom 3.80 x 3.50M 12'8" x 11'6"	4 Storage 1.75 x 2.18M 5'9" x 7'2"	5 Storage 0.46 x 1.02M 1'6" x 3'4"
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