

# Lincoln's Inn Fields

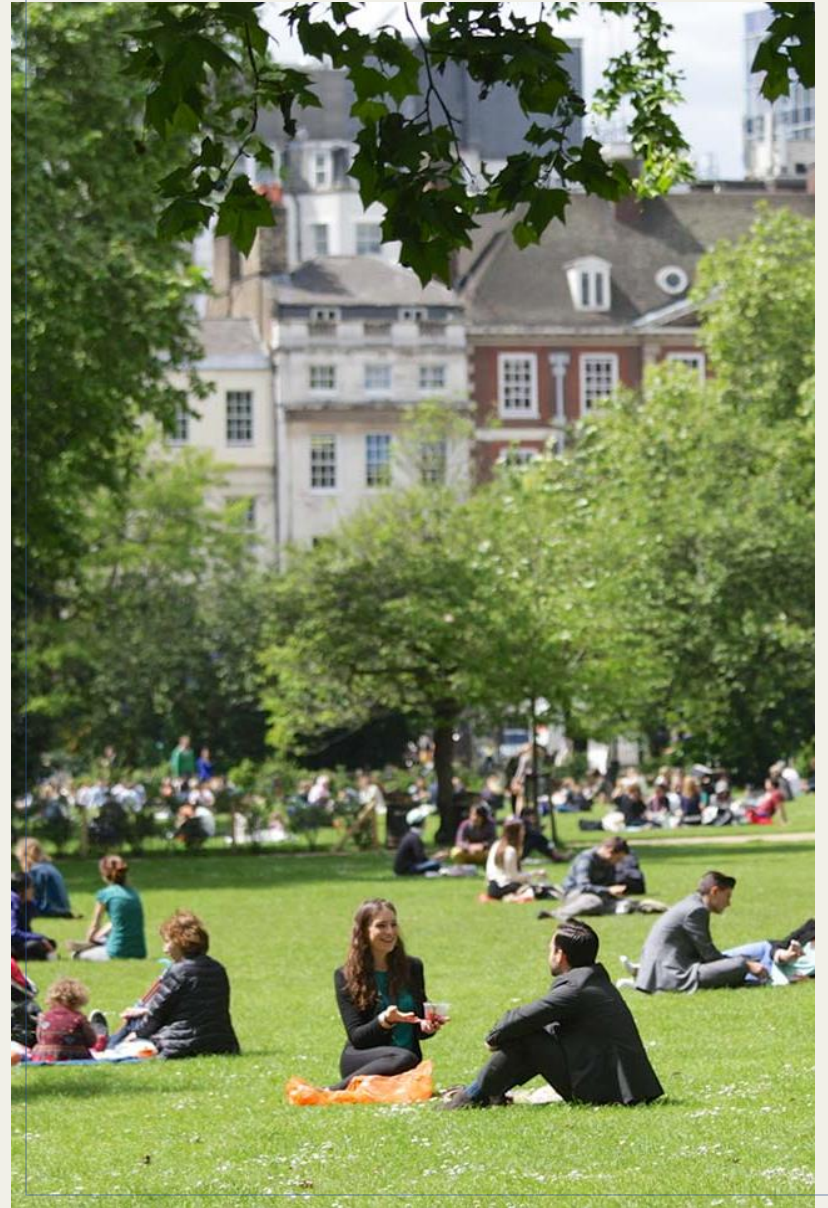
Holborn | London WC2



| *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.

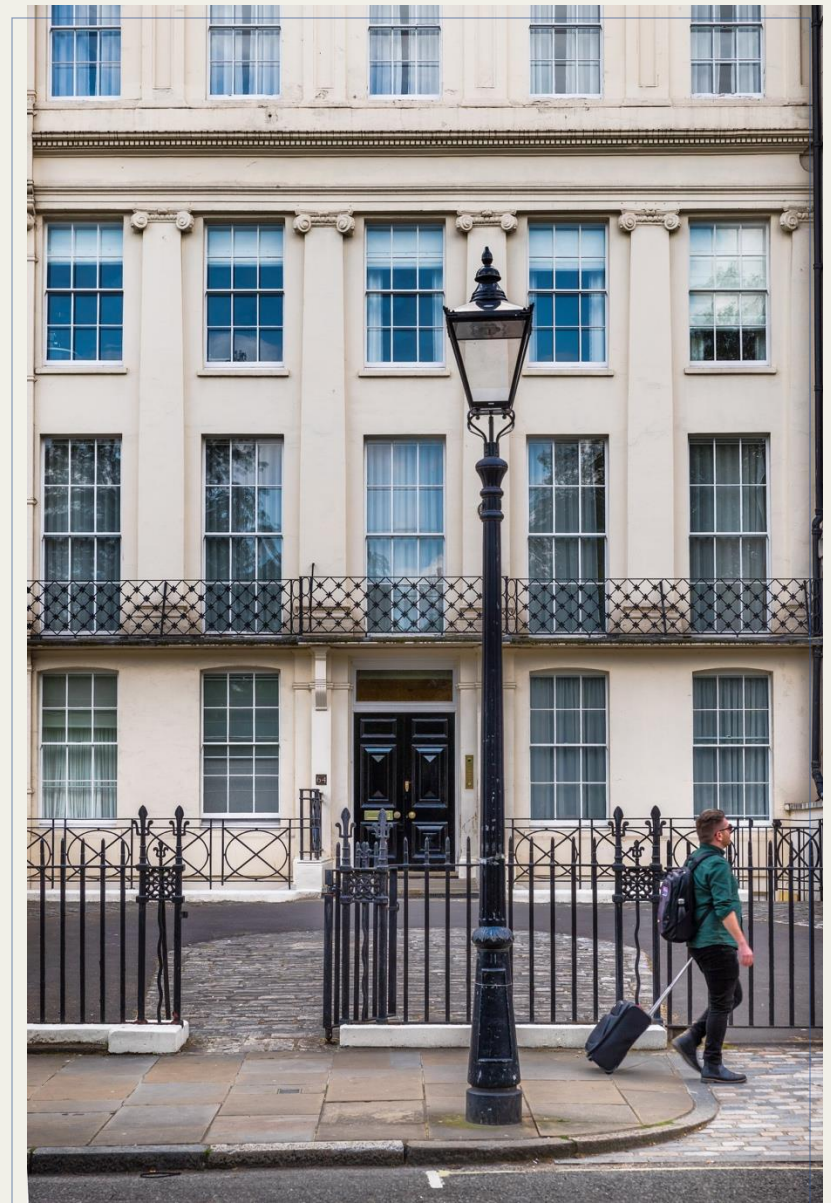
Within the gardens are glorious flower beds, large grassed areas, tennis courts, a bandstand and a fantastic café / restaurant, with gates open to the public from 7am to 7pm.





A well proportioned two bedroom apartment on the first 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
- Grand reception room
- Separate interconnecting kitchen/diner
- Generous ceiling heights
- Wonderful natural light
- Full width balcony with views over the garden square
- Comfort cooling throughout





Finished in a contemporary style, the fixtures are of a high quality and compliment the original period features of the building, with a sense of light and space enhanced by the neutral décor throughout.













The main living spaces flow into one another, further enhancing the sense of space and volume. Large full height glazed doors separate the living & kitchen spaces, but when opened create a breath taking open plan space.





Three full height windows dominate the main living space, providing access to a full width balcony spanning the entire first floor with wonderful views out across leafy Lincoln's Inn Fields.









A well appointed modern kitchen interconnects via grand glazed doors to the main living/dining space, again with full height windows facing front over the balcony and garden square beyond.





High quality shaker style units are complemented by slick white composite worksurfaces, with integrated Miele appliances including a wine fridge, and a breakfast bar area ideal for casual dining.







Two large double bedrooms are located to the rear of the apartment, both featuring en-suite facilities, with the principal bedroom also benefitting from a walk-in wardrobe.

















Bathrooms are finished in a classic contemporary style with high quality fixture and fittings in a neutral palette. The principal en-suite features a double walk-in shower and separate free standing egg-style bath.













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.















# floorplan

Lincoln's Inn Fields, WC2A

Approximate Gross Internal Area 149 sq m / 1520 sq ft  
Excluding External Balcony of 45 sq m / 107 sq ft

## First Floor

- 1 Living

6.50 x 5.27M

21'5" x 17'2"
- 2 Kitchen

4.47 x 5.11M

14'6" x 16'7"
- 3 Bedroom

4.19 x 6.42M

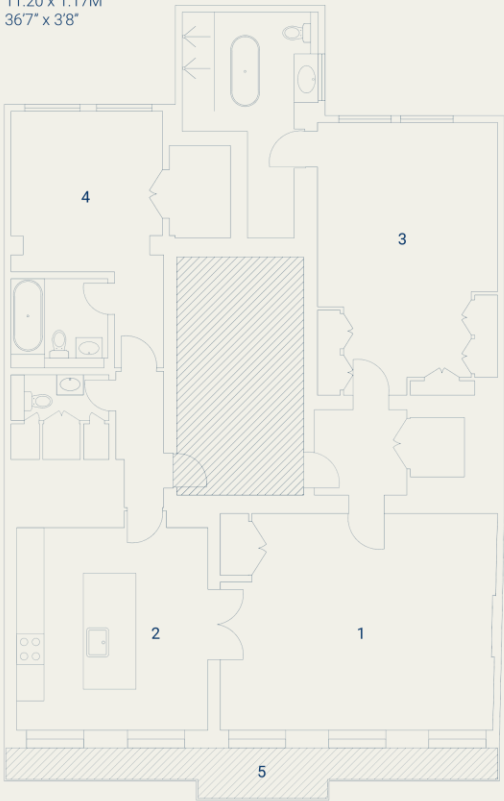
13'7" x 21'1"
- 4 Bedroom

5.10 x 6.00M

16'9" x 19'8"
- 5 Balcony

11.20 x 1.17M

36'7" x 3'8"



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	59 D	59 D
39-54	E		
21-38	F		
1-20	G		

## what you need to know

- Tenure:

Leasehold – 250 years from 2016
- Service charge:

£5236.00 per annum (2022)
- Ground rent:

£550 per annum

## guide price

£3,500,000 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



MISREPRESENTATION ACT [COPYRIGHT] DISCLAIMER: Tavistock Bow Ltd for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Tavistock Bow Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 1989 Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misrepresentations Act 1991: These details are believed to be correct at the time of compilation but maybe subject to subsequent amendment.