



RUSSELL SIMPSON

A remarkable apartment with
an expansive terrace and
world-class amenities in the
heart of Lincoln's Inn Fields

LINCOLN SQUARE
WC2A

Lincoln Square WC2A

£4,500,000

BEDROOMS 2	INTERNAL 1,458 SQ FT	OUTDOOR 648 SQ FT	COUNCIL Westminster
RECEPTION ROOMS 1	135 SQ M	EPC B	COUNCIL TAX Band F
BATHROOMS 2	PARKING By separate negotiation	AMENITIES Storage unit included	LENGTH OF LEASE Leasehold 992 years





The Property



Set on the sixth floor of Lincoln Square, this exceptional apartment combines contemporary design with an unrivalled outlook across London.

The entrance hall leads to a generous open-plan living space, where full-height windows invite in abundant natural light. The reception and dining area flows seamlessly into a sleek modern kitchen, fitted with high-specification appliances. French doors open directly onto the terrace, creating an effortless connection between inside and out.

Every detail has been carefully considered, with a sophisticated blend of finishes and materials creating interiors that are both contemporary and timeless. The apartment is presented in immaculate condition, ready to move straight into.

The principal bedroom suite is thoughtfully designed, with a walk-in wardrobe and a luxurious bathroom with both bath and walk-in shower. A second ensuite bedroom provides excellent guest accommodation. A guest cloakroom, utility cupboard, underfloor heating and comfort cooling complete the specification.



Russell Simpson

Lincoln Square



Outdoor Spaces & Amenities

The interiors are beautifully proportioned, with a calm and refined palette, while a private terrace provides a rare vantage point with sweeping views over the City skyline, the Shard, the Royal Courts of Justice and the historic Lincoln's Inn.

Lincoln Square is one of London's most prestigious new developments, offering residents an outstanding suite of amenities. These include a private health club with swimming pool, sauna, steam room and gym, as well as a cinema, library, games room, private dining rooms and a landscaped courtyard garden. A 24-hour concierge and dedicated hospitality team ensure exceptional service and security.





The Neighbourhood

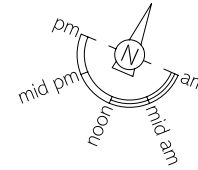
Overlooking the gardens of Lincoln's Inn Fields, the apartment enjoys a tranquil yet central setting. The West End, Mayfair, King's Cross and the City are all within easy reach, with Holborn and Temple Underground stations close by and Crossrail connections nearby. The cultural landmarks of London's theatre district, as well as its finest restaurants, shops and galleries, are all on the doorstep.

APPROXIMATE INTERNAL AREA

1,458 SQ FT / 135 SQ M

OUTSIDE AREA

648 SQ FT / 60 SQ M



**RUSSELL
SIMPSON**

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