

# Sophisticated three-bedroom apartment with expansive terrace

LINCOLN SQUARE  
COVENT GARDEN WC2A



Lincoln Square  
Covent Garden WC2A

£5,750,000

BEDROOMS 3	INTERNAL 2,295 SQ FT	OUTDOOR 1,514 SQ FT	COUNCIL Westminster
RECEPTION ROOMS 1	213 SQ M	EPC B	COUNCIL TAX Band H
BATHROOMS 3	SERVICE CHARGE £31,868.06 Storage Unit £284.53 Reserve fund £8,636.90	TENURE Leasehold	LENGTH OF LEASE 988 years



# The Property

A beautifully presented apartment with porter service and building amenities.

Entering the flat on the eighth floor, you make your way to an exceptional reception room, lined with floor-to-ceiling windows filling the space with light. The contemporary décor create a sophisticated living environment, flowing seamlessly between the kitchen, dining and seating areas. The kitchen's natural focal point is the large marble island, while the room overall also creates an impressive entertaining space, with enough room for formal and informal dining, as well as giving access to a huge wrap-around terrace.





## Indoor Spaces

The principal bedroom is entered via a private dressing room and benefits from an ensuite bathroom featuring striking marble finishes. The two additional bedrooms both benefit from ensuite bathrooms and Juliet balconies, while the principal bedroom has access to the wrap-around terrace.

The property is presented in superb condition throughout. Notable features include high ceilings creating impressive proportions, wooden floors across the principal living areas, floor-to-ceiling windows, and marble finishes in the bathrooms. The flat benefits from air conditioning while the building also gives access to a swimming pool and porter service.

The Property is being marketed for sale on behalf of Joint LPA Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the Property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.











## Outdoor Spaces & The Neighbourhood

The property includes an expansive terrace providing substantial outdoor space with views across the surrounding area, offering excellent space for outdoor dining and entertaining.

Lincoln Square is located in the heart of Covent Garden, with 24-hour porter service and building amenities including a swimming pool. The development is moments away from the cultural attractions of the Royal Opera House and the vibrant market area of Covent Garden. Holborn and Covent Garden Underground stations provide excellent transport links, while the legal quarter of Lincoln's Inn Fields and the shopping districts of Oxford Street are within easy reach. The area offers an exceptional selection of restaurants, theatres, and cultural venues.

APPROXIMATE INTERNAL AREA

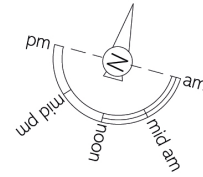
2,295 SQ FT / 213 SQ M

INCLUDING STORAGE

100 SQ FT / 9 SQ M

OUTSIDE AREA

1,514 SQ FT / 141 SQ M





# RUSSELL SIMPSON

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