



Portugal Street, Temple, WC2A

Asking Price: £1,150,000

Benham
& Reeves

Portugal Street, Temple, WC2A

 Studio

 1 Bathroom

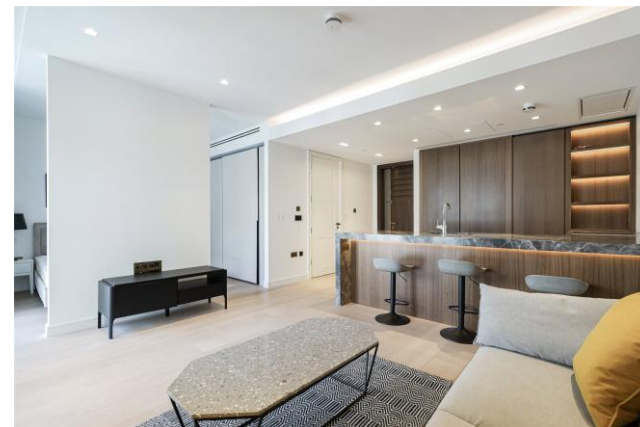
 Leasehold

A spacious studio apartment set within the stylish new Lincoln Square development. The property features an open-plan kitchen and living area, along with a generously sized bedroom area boasting ample storage and a three-piece bathroom.

The development features architecture by PLP Architecture, landscaping by Gustafson Porter, interior design of the public, and amenity areas by the celebrated interior designer, Patricia Urquiola, and residential interiors by the award-winning Bowler James Brindley.

There is a 24-hour concierge, landscaped gardens and an additional 17,000 square feet of amenities which include a 25 metre swimming pool, vitality pool, sauna and steam rooms, and a fully-equipped gymnasium, as well as other social spaces including a library, private dining rooms, a boardroom, cinema and billiards room.

The most famous sites of London are within walking distance, allowing residents to embrace the surrounding heritage as well as the City's ever-evolving skyline. Some of these include Lincoln Inn Fields, Covent Garden, Trafalgar Square and Leicester Square. Temple Underground station is within approximately 0.3 miles, and Holborn Underground station is approximately 0.4 miles away.



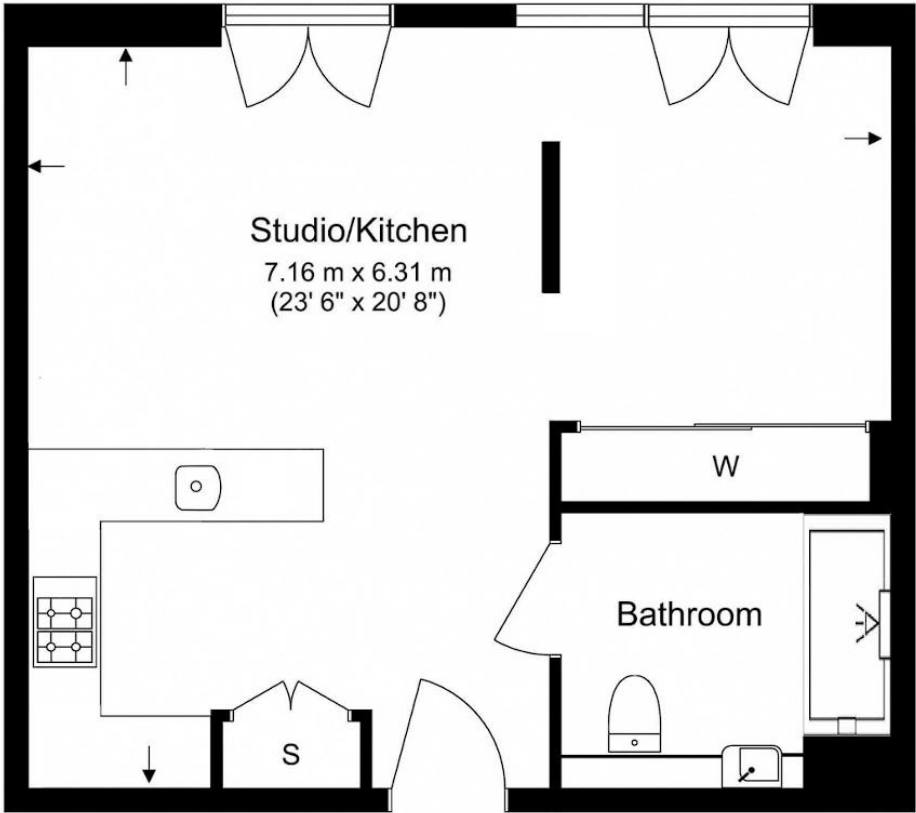


Property Features:

- Studio
- 7th Floor
- Vitality Pool, Sauna, Steam Room & Relaxation Room
- Private Cinema
- Bicycle Storage
- Gym & Private Training Rooms
- Billard Room
- Conference Room



Total Gross Internal Area
45.2 Sq/m - 486 Sq/ft



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 84 B | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

| | |
|-------------------|--|
| Asking Price: | £1,150,000 |
| Tenure: | Leasehold Expires 14/03/3018 Approximately 992 Years Remaining |
| Ground Rent: | £500.00 (per annum) For the year 2026 |
| Service Charge: | £7,198.00 (per annum) For the year 2026 |
| Anticipated Rent: | £3,500.00 pcm Approx. 3.5% Yield |

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH240290

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