



LINCOLN SQUARE

LONDON WC2



UBI ANIMI MAGNI VIVUNT

[WHERE GREAT MINDS LIVE]

Lincoln Square provides a unique opportunity to own a high quality residence in one of London's finest neighbourhoods. Located on a rare island site, the building has views of the adjacent Royal Courts of Justice, the London School of Economics, the old Land Registry building and Lincoln's Inn Fields.

HISTORIC QUARTER

Lincoln's Inn Fields is a quiet, green sanctuary away from the busy streets of Covent Garden and the Strand. To walk the streets that surround the square is to step through the ages. Nearby Temple and New Square have sat at the heart of the legal profession for more than 500 years. These streets inspired the greatest writers of their time – Shakespeare, Dickens, Pepys – in an area that was to become the literary and intellectual heart of London, home to the Bloomsbury Set.

SEAT OF LEARNING

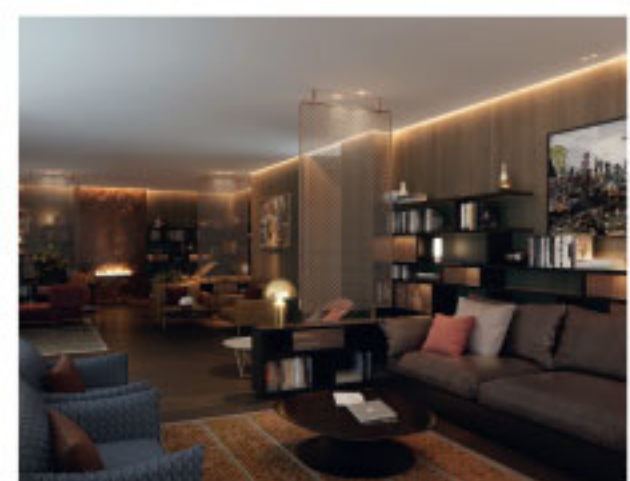
Lincoln Square is close to three of London's finest educational institutions. Adjacent to Lincoln Square is the London School of Economics (LSE), one of the world's leading social science universities and ranked second in the world for the highest proportion of international students. University College London (UCL) in Bloomsbury and King's College London, which has a riverside perch on the Strand, are two of the oldest universities in England.

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Lodha UK has brought together a world class team who has conceptualised an exclusive residential enclave set around a private garden square. The development features architecture by PLP Architecture, landscape 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.

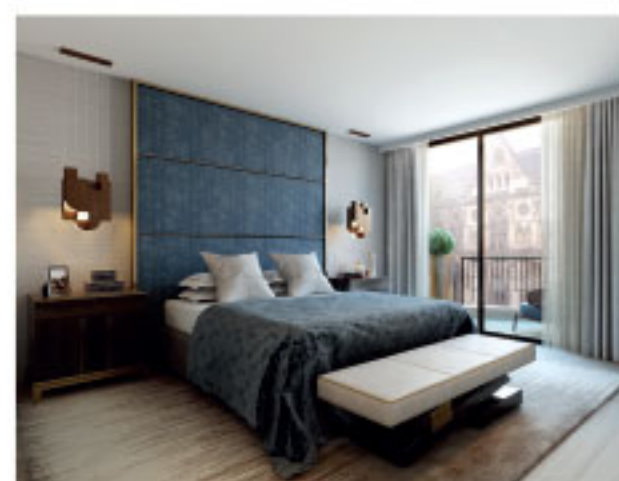


PATRICIA URQUIOLA

Spanish designer Patricia Urquiola is one of the most in-demand product designers in Europe, known for such iconic products as the Fjord chair and for her innovative vision at the Mandarin Oriental Hotel in Barcelona. Her designs reflect her own character: passionate, intense and full of life.

BOWLER JAMES BRINDLEY

A collective of designers working on projects for elite residential developers and hotel brands. The studio is wholly owned and all projects are carefully managed by Lucy Southall, Stephen Crawley and Ian Bayliss - three individuals with different skills but with a shared attitude towards design and life.

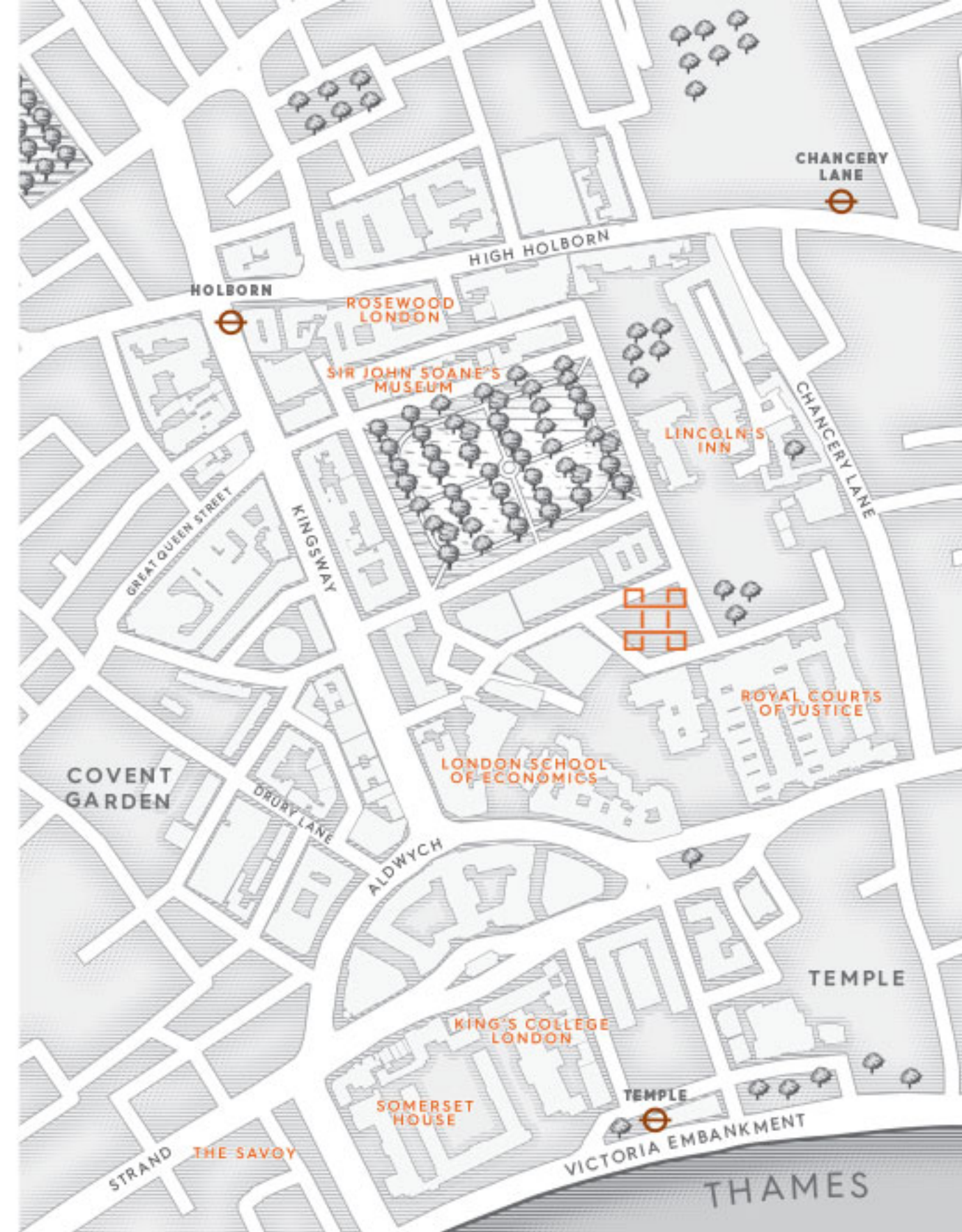
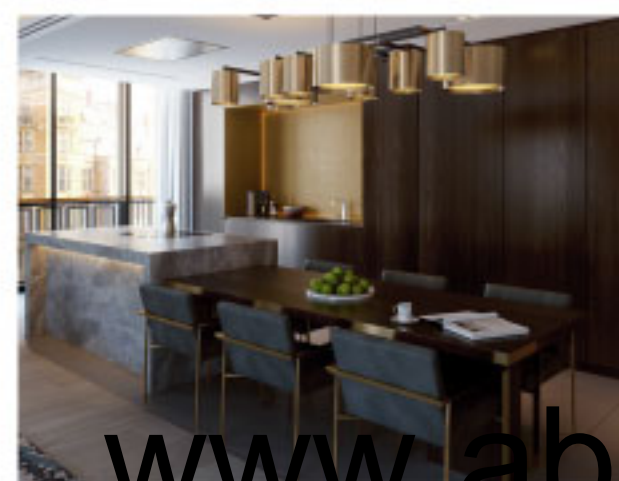


GUSTAFSON PORTER

An award-winning international practice known for its sensual approach to landscape design. At Lincoln Square, their vision is to bring light, reflection and animation into the central garden and to create contemporary paved areas inspired by the bold patterns of surrounding historic buildings.

PLP ARCHITECTURE

A London-based group of architects, designers and thinkers, PLP pay attention to classic devices such as craft and proportion to create inspirational, innovative and sustainable buildings. PLP's work spans private and public clients in the UK and overseas.



EXCEPTIONAL CONNECTIONS



TOTTENHAM COURT ROAD (CROSSRAIL)	1 minute
KING'S CROSS	3 minutes
LIVERPOOL STREET	7 minutes
VICTORIA	11 minutes
PADDINGTON	14 minutes
HEATHROW	43 minutes
GATWICK	53 minutes

Journey times from Holborn Station (5 minute walk from Lincoln Square) on Central or Piccadilly tube line.
Information taken from TFL website.

AMENITIES

- Over 17,000 sq ft of amenity space
- 24 hour security & concierge
- Over 9,000 sq ft of private landscaped gardens
- Club room, library & snooker room
- Two flexible private dining rooms able to seat a maximum of 36 people
- Games / Kids' room
- 24 person private cinema
- Temperature controlled 25-metre lap pool
- Gymnasium
- Private training rooms, private treatment rooms & relaxation room
- Vitality pool, ice showers, mist showers, sauna & steam room
- Meeting rooms with AV equipment & video conferencing facilities



DEVELOPMENT INFORMATION

CAR PARKING

Vehicle access control to 100 spaces with approximately 20% electric car charging

CYCLE PARKING

There are 290 bicycle spaces for use by all residents

STORAGE UNITS

38 residents' storage spaces available to purchase

LEASE

999 year lease

SERVICE CHARGES

Projected circa £8.00 to £8.50 PSF

TARGET COMPLETION

Q3 2018

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RESERVATION PROCEDURE

A non-refundable booking fee is payable on reservation.

Prices up to £1,000,000
£2,500 reservation deposit

Prices from £1,000,001 to £3,000,000
£5,000 reservation deposit

Prices from £3,000,001 and above
£10,000 reservation deposit

ACCOMMODATION MIX

Studio	28
1 bed	50
2 bed	75
3 bed	49
4 bed	1

PAYMENT STRUCTURE

10% deposit payable on exchange of contracts (less reservation fee), 21 days from the date of reservation

10% deposit on 12th month anniversary of exchange

Balance of the purchase price is payable upon completion

GROUND RENTS

Studio	£500 per annum
1 bed	£600 per annum
2 bed	£800 per annum
3 bed	£1000 per annum
Penthouse	£1400 per annum



LODHA UK

Lodha UK is an established London-based development company with a strong in-house development team with capabilities in planning, design and procurement, as well as marketing, sales and customer support. Lodha UK is the development subsidiary of Lodha Group, a multinational premium real estate developer with a tradition of creating world-class developments.

Please note that all aspects of the design and specification for the development at Lincoln Square, London WC2, are continuously reviewed and Lodha Developers UK Ltd reserve the right to make alterations to the design without notice. The development name; Lincoln Square is for marketing purposes only and may not be the designated postal address, which may be determined by The Post Office. Computer generated Images of Lincoln Square are indicated.