



# LINCOLN SQUARE

LONDON WC2



THE PENTHOUSE & TERRACE COLLECTION









Lincoln Square is uniquely positioned between vibrant Covent Garden and the City of London. Residents will enjoy proximity to some of London’s finest cultural offerings, including the Royal Opera House and Somerset House, while benefitting from easy access to the East and the world’s central finance and business district.

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## LINCOLN SQUARE

This outstanding new development by Lodha sits in the heart of historic London, just steps away from the capital's largest garden square, Lincoln's Inn Fields. The location is a prestigious seat of learning, as home to some of the world's best universities including the London School of Economics (LSE) and King's College London (KCL). It is also London's legal heart, surrounded by barristers' chambers, Inns of Court and the Royal Courts of Justice. The historic and vibrant Strand is a short walk away.

From its rare island site, Lincoln Square provides residents with a privileged sanctuary from which to take it all in. The internal courtyard floods the buildings with natural light and from the top floors that these penthouses inhabit, the views are spectacular. This architectural tour of London's historic skyline, from the magnificent dome of St. Paul's Cathedral to modern icons including the Shard and the Gherkin, can be enjoyed from some of the city's largest private residential terraces.









## THE PENTHOUSE & TERRACE COLLECTION

The six penthouse and terrace apartments sit on the top three levels of Lincoln Square, on its south and west wings, with two apartments on each floor. Their east-facing terraces ensure spectacular sunrises, while in Autumn skies are bathed in a pink and orange glow.

The exquisite views lend each penthouse a character of its own, with vistas punctuated by the ornate gothic towers of the Royal Courts of Justice, the Palladian columns of St. Paul's Cathedral to the sleek, modern landmarks in the City and Canary Wharf. One-of-a-kind, expansive terraces make the perfect spot for summer entertaining, while in winter the views can be enjoyed through floor-to-ceiling windows.



Lincoln Square 7th, 8th and 9th floor terraces  
CGIs are indicative only



## THE TERRACE COLLECTION

These two spacious, east-facing apartments have a rare feature in new central London residences, in that their private outdoor spaces are almost as large as the internal footprint. The floor to ceiling windows bathe the apartments in natural light and open up extraordinary views of the City of London and the Thames that almost feel part of the interior design.

Over 30 full-height windows between the two residences offer unrivalled access to the sweeping panorama of London's skyline, while inside carefully-selected materials, such as grey veined marble in the hallway and kitchen, serve to enhance the sense of light as it dances on every surface.



Sunrise over the Royal Courts of Justice from The Somerset Terrace



## THE SOMERSET TERRACE



Kitchen and dining area  
CGIs are indicative only



# THE TERRACE COLLECTION

## The Somerset Terrace

Sprawling south-east facing terrace with views over the Royal Courts of Justice.

Large master bedroom suite with walk-in wardrobe and five-fixture en-suite with freestanding bath, facing the terrace.

En-suites to bedrooms 2 and 3, plus additional guest cloakroom.

Magnificent kitchen with island and social breakfast bar.

16 floor to ceiling windows.

3 BEDROOM





THE  
SOANE  
TERRACE





# THE TERRACE COLLECTION

## The Soane Terrace

Triple aspect with expansive wrap-around terrace, with rare views across the City of London and the historic New Square.

Grand entrance hall leading into open plan living space beyond.

Large master bedroom suite with walk-in wardrobe and five-fixture en-suite, including free standing bath.

En-suites to bedrooms 2 and 3, plus additional guest cloakroom.

Magnificent kitchen with island and social breakfast bar.

18 floor to ceiling windows.

3 BEDROOM





## THE PENTHOUSE COLLECTION

The four apartments on the 8th and 9th floors face east and between them boast over 4,500 sq ft of outdoor space – a vast offering for central London developments. These terraces offer a luxurious place to relax with views over the rooftops of some of London's most illustrious buildings. To reflect the area's rich cultural heritage, the apartments display premium materials in their finishings such as Spanish marble in the bathrooms and black French marble in the entrance halls. The bespoke wood floors add a fresh, modern finish, providing a beautiful synthesis of calming simplicity and exquisite style.



Sunrise as seen from The Soane Terrace, over St. Pauls, 20 Fenchurch Street and Canary Wharf beyond



## THE TUDOR PENTHOUSE



The Tudor Penthouse living area  
CGIs are indicative only



# THE PENTHOUSE COLLECTION

## The Tudor Penthouse

Exceptional south-facing terrace with views over London and the Royal Courts of Justice, as well as the London Eye.

Large master bedroom suite with walk-in wardrobe and five-fixture en-suite with freestanding bath and terrace access.

En-suites to all other bedrooms.

Grand open-plan living area, including a social kitchen island, accessed by double doors from impressive entrance hall.

28 floor to ceiling windows.

### 3 BEDROOM





## THE MONTAGUE PENTHOUSE





# THE PENTHOUSE COLLECTION

## The Montague Penthouse

Wrap-around terrace with spectacular rooftop views across London.

Large master bedroom suite with walk-in wardrobe and five-fixture en-suite with freestanding bath.

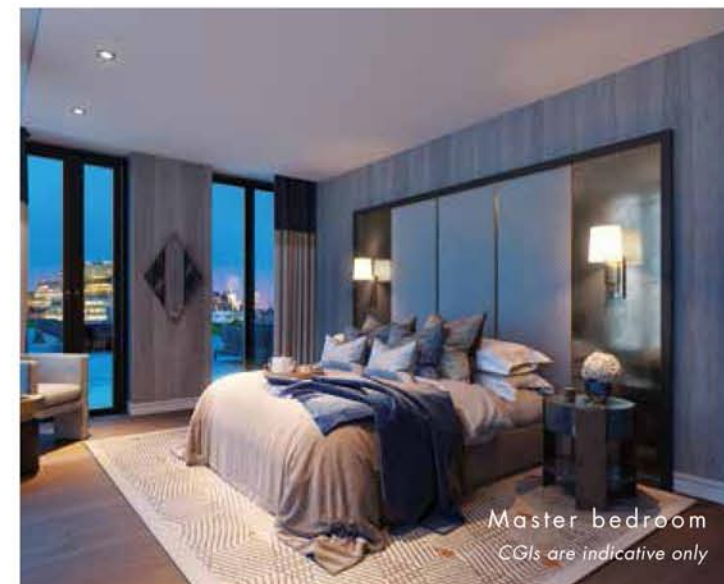
En-suites to bedrooms 2 and 3, plus additional guest cloakroom.

Access to the terrace from all principle rooms.

Huge opening planning living space, including grand dining and living area and kitchen with island and social breakfast bar.

30 floor to ceiling windows.

### 3 BEDROOM





THE  
CHAMBERS  
PENTHOUSE



Views from The Chambers Penthouse  
CGIs are indicative only



# THE PENTHOUSE COLLECTION

## The Chambers Penthouse

Direct lift access into this impressive penthouse apartment.

Spectacular terraces boasting views across London, including St. Paul's Cathedral and The Shard.

Large master bedroom suite with walk-in wardrobe and five-fixture en-suite with direct access to the terrace.

En-suites to bedrooms 2 and 3, plus additional guest cloakroom.

4th bedroom/study.

37 floor to ceiling windows.

3 BEDROOM





THE  
LINCOLN  
PENTHOUSE



The Lincoln Penthouse Kitchen  
CGIs are indicative only



# THE PENTHOUSE COLLECTION

## The Lincoln Penthouse

The Lincoln Penthouse benefits from direct lift access into an impressive entrance hall with double doors onto open-plan living space.

This sizeable residence boasts two full width terraces with views across The City and The West End.

Large master bedroom suite with walk-in wardrobe and five-fixture en-suite with direct access to the terrace.

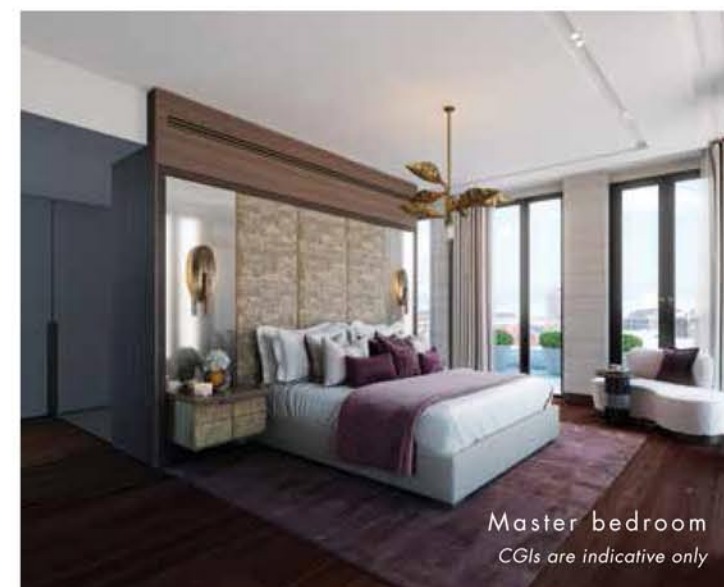
En-suites to bedrooms 2 and 3, plus additional guest cloakroom.

Separate utility room.

4th bedroom/study.

36 floor to ceiling windows.

### 3 BEDROOM





## THE PARTICULARS



Sunset skies from The Montague Penthouse.

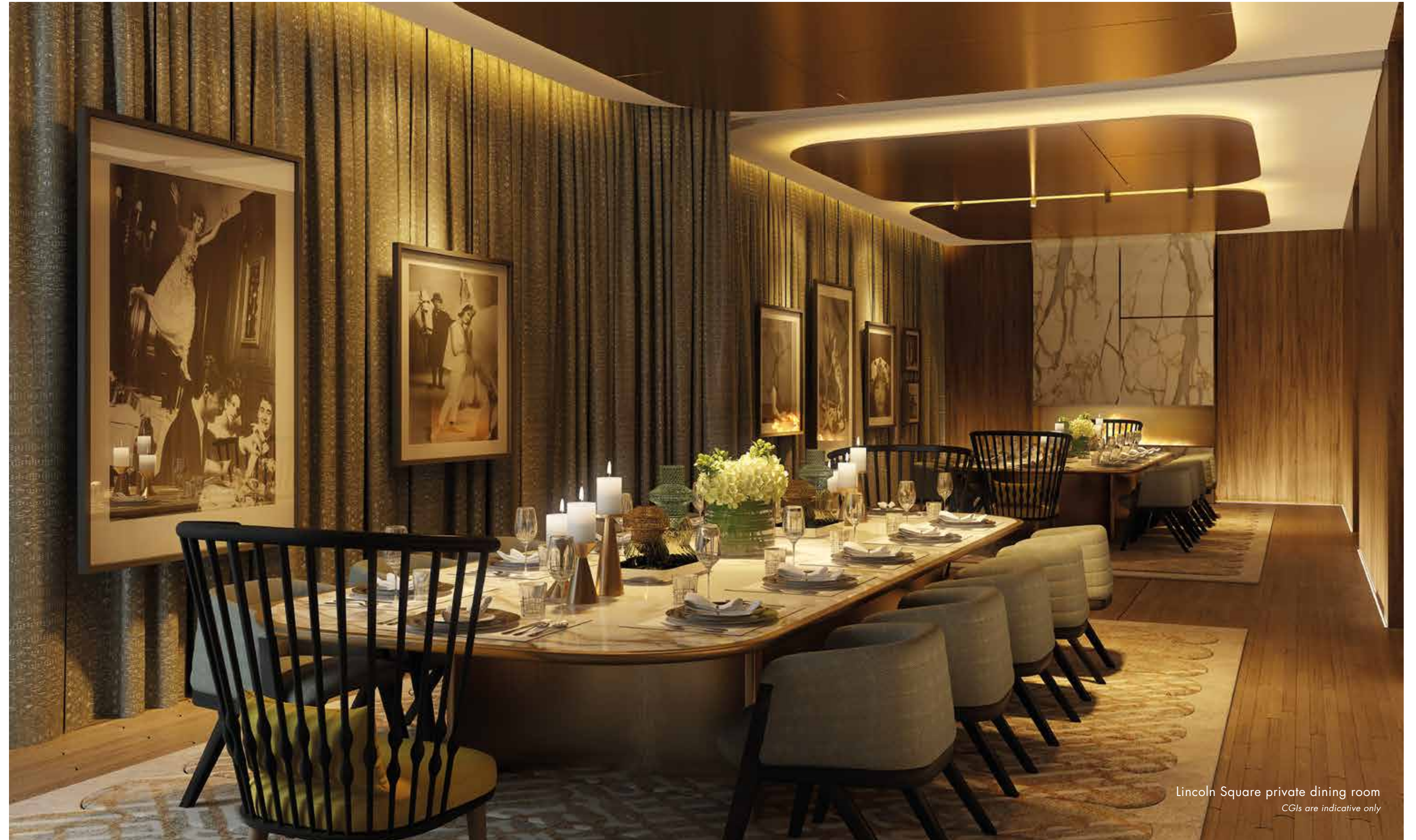


## FIRST CLASS AMENITIES

The 17,000 sq ft of residents' amenity space is designed by the leading Spanish designer Patricia Urquiola. Urquiola brings both elegance and playfulness to these subtly opulent communal spaces, which have been designed to create a sense of holistic well-being for residents and their guests.

The amenities floor is one of the largest of any central London development, with no luxury spared. Those seeking entertainment may unwind in the private 24 seat cinema, billiards room, or host an evening in the dining room which is able to seat a maximum of 36. Communal and separate female steam and sauna suites can be enjoyed after using the state-of-the-art gym, which includes private training rooms and 25 metre pool. A dedicated club room provides a home away from home for residents and makes the perfect setting for informal meetings or weekend relaxation. Spa treatments can be booked through the concierge and will be taken in one of three tranquil rooms.

With amenities of this calibre and expanse situated on their very doorstep, residents of Lincoln Square are afforded the ultimate luxury of time.



Lincoln Square private dining room  
*CGIs are indicative only*



# THE AMENITIES



- SOCIALISE**
- Club room and library
  - Two flexible private dining rooms able to seat a maximum of 36 people
  - Snooker room
  - Games / kids’ room
  - State of the art, 24 person private cinema, with 18 foot screen, will offer live sports, international events, movies and online gaming
  - Complimentary, top of the range bean to cup coffee machine and high end tea selection will be available to all residents and guests in the library
  - Enotek wine preserver and dispenser located in the library which will offer a range of wines at different price points, by the glass

- EXERCISE**
- Temperature controlled 25 metre pool
  - Gymnasium featuring Wexer - the market leading virtual training facility with hundreds of different classes to suit all fitness levels
  - Private training rooms

- UNWIND**
- Complimentary access to PressReaders’ 7,200 international publications in over 100 languages, located in the library
  - Vitality pool
  - Mist showers, sauna & steam room
  - Private treatment rooms & relaxation room
  - Spa and beauty services, including massages, facials, mani- and pedi-cures, hair salon services as well as makeup

- OTHER FEATURES**
- Two elevators per wing, 8 in total
  - 85 residents’ storage areas
  - 350 bicycle parking spaces
  - Vehicle access control to 89 spaces with 20% electric car charging







## A WORLD CLASS CONCIERGE

At Lincoln Square, Lodha's in house residential services company, St Amand, offers 24-hour concierge and security services. This will include making travel arrangements for residents, organising personal training and wellness services, and attending to laundry and valet cleaning.

Imbued with warmth and personality, paired with the highest degree of quality and attention to detail, St. Amand creates a new level of five-star luxury residential service in London.

## THE HISTORIC QUARTER

A rich and colourful history is all around for those who live at Lincoln Square. The surrounding streets have inspired the greatest writers of their time, including Shakespeare, Dickens and Pepys, making this London's literary and intellectual heart. For centuries, it has also been the home of the legal profession around nearby Temple, New Square and in the Royal Courts of Justice.





# MINUTES FROM WORLD CLASS INSTITUTIONS

Lincoln Square sits within walking distance of many of London’s finest and oldest educational institutions, all of which attract high numbers of international students from all over the world.

Lincoln Square is perfectly positioned to enjoy all of this, located in the heart of academic excellence.



# A CULTURAL FEAST

Within a 10-minute walk of Lincoln Square, Covent Garden – with its historic market square, world famous opera house and endless places to shop, eat and drink – has long been one of London’s leading tourist attractions. Its transformation over the last few years, however, has taken it to exciting new levels, becoming a global shopping and style destination full of independent boutiques and innovative restaurants.

Recent openings in this new fashion hub include Chanel, Tom Ford, PS by Paul Smith and Mulberry. The Dior Beauty Boutique is another new arrival as is the Shop at the Bluebird which has recently migrated from Chelsea. With a huge array of new culinary offerings including SUSHISAMBA, The Petersham and Avobar, London’s first avocado restaurant, Covent Garden become the place to watch at the cutting edge of food and fashion.

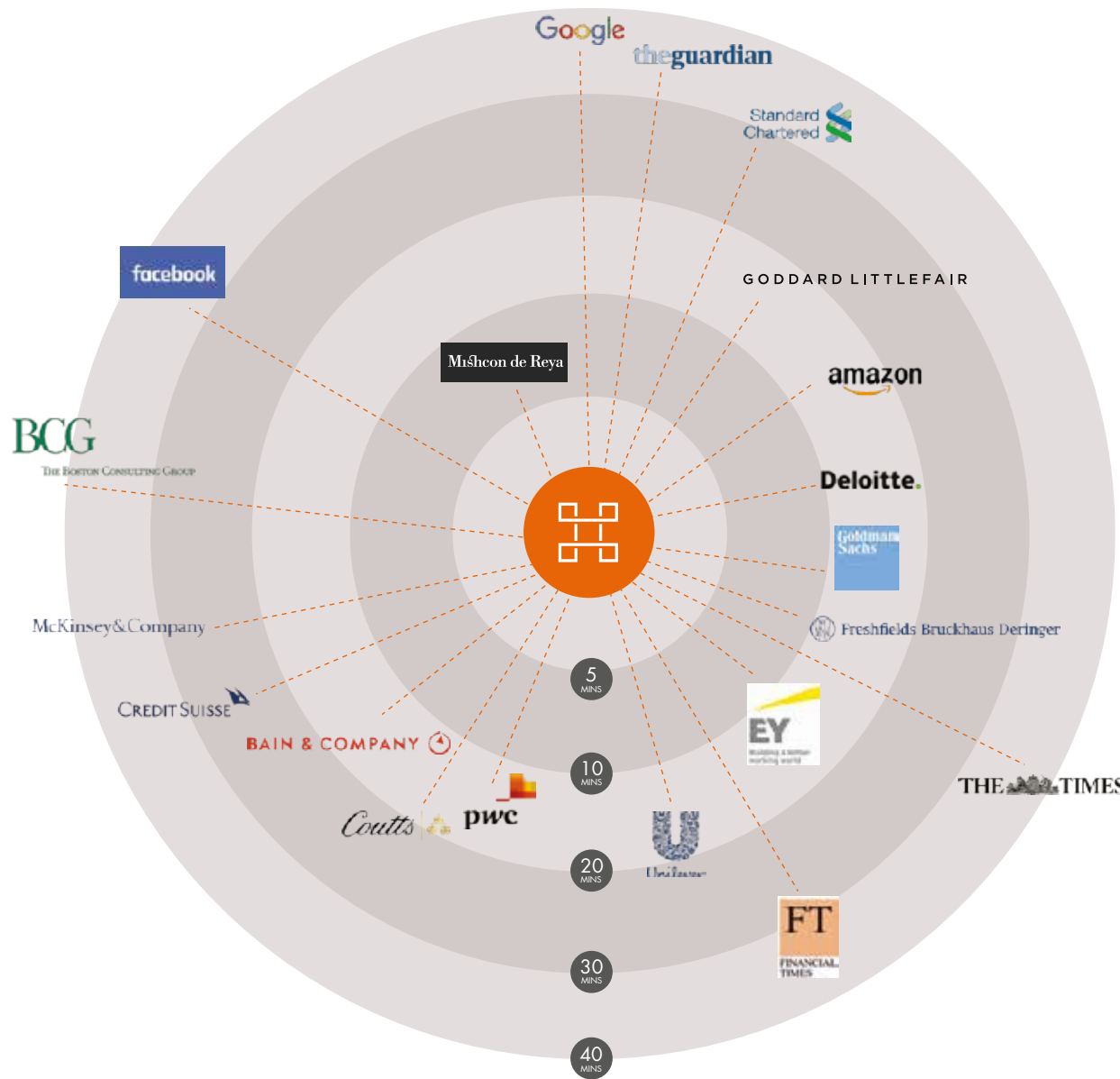




# AT THE CENTRE OF COMMERCE

The streets around Lincoln Square, including nearby New Square, are the inner sanctum of London’s legal world, with 50 barristers’ chambers and London’s four prestigious Inns of Court hidden behind the historic façades.

Many international firms have set up their headquarters here too, including Deloitte and Freshfields, along with major banks and financial services companies such as Coutts, Goldman Sachs and Merrill Lynch. The convergence of great minds and world class corporate names provide the area surrounding Lincoln Square with a strong sense of community and identity, with many of these global, market leading firms recruiting the brightest young talent from the LSE.



# THE TEAM



PLP Architecture create innovative and sustainable buildings that marry contemporary architecture with strong heritage character. Their recent projects include the 35-storey tower at Imperial College’s new world class research campus in West London.

Gustafson Porter is an international practice known for its sensual approach to landscape design, as seen in their Diana, Princess of Wales Memorial garden and the Millennium Quarter, both in London, and the National Botanic Garden of Wales. At Lincoln Square, their vision is to bring light, reflection and animation into the central garden.

Patricia Urquiola is one of the most in-demand product designers in Europe. The Spanish designer is known for her Fjord chair and her innovative design of the Mandarin Oriental Hotel in Barcelona.



# The Penthouse & Terrace Collection Specification

## KITCHEN

- High specification metal with natural patina cabinets with bespoke detail and integrated lighting
- Stone worktops and splashback throughout with integrated lighting
- 2 x 500mm wide stone sinks and brushed bronze finish mixer tap
- Pull-out pan and racked storage to apartments where appropriate
- LED downlights to ceiling with concealed LED lights to wall units

## APPLIANCES

- Integrated Sub Zero fridge/freezer<sup>1</sup>
- Integrated Gaggenau multi-function dishwasher
- Exposed Wolf multi-function oven<sup>1</sup>
- Exposed Wolf multi-function electric combination microwave oven<sup>1</sup>
- Wolf induction hob<sup>1</sup>
- Exposed under counter wine cooler
- Integrated downdraft extractor fan
- Integrated waste storage
- Freestanding washing machine and dryer within utility cupboard

## BATHROOMS

- Full height stone walls in all bathrooms<sup>2</sup>
- Bespoke marble vanity unit with under-mounted basin and timber veneer drawer
- Brushed bronze finish deck mounted mixer taps to all bathrooms (wall mounted in cloakroom)
- White enamelled steel baths (free standing in master suites where applicable) with Exofill and separate retractable hand shower attachment
- Bespoke mirror-faced cabinet with integrated shelving, shaver socket and demister pads
- Shower with brushed bronze finish concealed thermostatic mixer/diverter
- Ceiling mounted shower head and wall-mounted hand shower set
- Walk-in shower with porcelain tiled flooring
- Frameless glass shower door
- Niches to shower areas with concealed LED strip lighting
- Wall-mounted WC with soft close seat, concealed cistern and dual flush plate
- Towel rail with heated wall panel
- Large format porcelain tile to floor
- Underfloor heating
- LED downlights in the ceilings, with integrated LED strip lighting to mirror cabinet and niches
- Accessories include brushed bronze finish toilet roll holder and robe hooks

## FLOORS

- Classic grade engineered timber flooring living area and master bedroom
- High quality wool carpet to master dressing room, where appropriate and guest bedrooms
- Large format porcelain tile in kitchen, where appropriate
- Marble flooring in the entrance halls and guest powder rooms

## WOODWORK

- Veneered timber skirting and architraves to match internal door finish

## DOORS

- Veneered hardwood, solid-core, entrance doors with high quality antique bronze door furniture
- Timber veneered and with high quality antique bronze door furniture

## WARDROBES

- Timber veneered master wardrobes with leather door panels. Internal fittings to include drawers, hanging rail and concealed automatic lighting
- Guest wardrobes in satin finish lacquer with a laminate carcass and concealed automatic lighting

## HEATING AND COOLING

- The building is served by the wider development’s communal heating and chilled water network, providing metered heating, cooling and hot water to all apartments
- Underfloor heating in reception rooms, bedrooms and associated bathrooms in all apartments
- Comfort cooling provided by fan coil units to reception rooms and bedrooms in all apartments

## ELECTRICAL

- 5 amp lighting and 13 amp power circuits
- Lighting switch plates and socket outlets in high quality finish

## LIGHTING

- Lighting will generally comprise low energy LED luminaires
- Dimmable lighting control with scene setting in the principal rooms with the ability for remote tablet control
- Feature ceiling cove detail with concealed lighting in select locations
- Provision for table and floor lamps to be connected to a 5 amp lighting circuit in reception rooms and bedrooms
- Prewired for future pendant lighting by purchaser to living area and entrance hall, where appropriate

## SECURITY, AV, TELEPHONE AND DATA SYSTEMS

- Secure access card system to common areas
- PAS 24 compliant, key-operated multipoint locking system or 5-lever mortice deadlock and rim lock
- CCTV monitoring to key common areas
- Video entry system to all apartments with link to concierge
- Wiring routes provided to principal apartment entry points for future intruder alarm system
- All apartments will have provision for a BT telephone and high-speed fibre optic internet connection<sup>3</sup>
- Television points in the reception room and principal bedroom with terrestrial and satellite provider services
- Telephone and data points in all the reception rooms and bedrooms
- All apartments provided with mains supply smoke detectors, heat detectors and domestic sprinkler system
- Wired curtain tracks integrated into the home automation system<sup>4</sup>
- Concealed ceiling speakers and surround sound speakers integrated in the home automation system<sup>5</sup>

## FLOOR TO CEILING HEIGHTS

- Ceiling heights of up to 2.97 metres depending on apartment type

## BALCONIES/TERRACES

- Expansive terraces accessed by opening or sliding glazed doors
- Stone paving to balconies and terraces with level threshold

## LIFTS

- Two passenger lifts serve each wing providing access to all residential floors, parking level and amenity level

## CAR PARKING

- Secure car parking available
- Charging points for electric vehicles
- Secure cycle storage

## SUSTAINABILITY

- All apartments have been designed and built to a high Sustainable standard. All properties achieve a Code for Sustainable Homes (CfSH) rating of Level 4

## PEACE OF MIND

- 999 year lease
- All apartments benefit from a 10-year NHBC warranty

## RESIDENTS’ AMENITIES

Residents will benefit from a full range of lifestyle services and amenities including:

- 5-star 24/7 concierge service
- Landscaped courtyard garden with water feature
- Residents’ club room and library
- Billiards room
- 24 seat private cinema
- Two private dining rooms (each seating 12, or combined to seat up to 36) with AV provision and dedicated catering warming kitchen
- Indoor games/kids’ room
- Additional residents’ storage<sup>6</sup>
- Health Club to include:
  - Fully equipped gym
  - Private training rooms
  - 25 metre pool
  - Vitality pool
  - Steam, sauna and mist showers
  - Female only steam, sauna and mist showers
  - Private treatment rooms and dedicated relaxation room
  - Changing rooms with shower facilities

## ENTRANCE LOBBIES

- Two spacious, double height entrance lobbies, each serving two wings
- Glass doors to street and courtyard
- Feature floor and walls
- Bespoke concierge desk
- Comfortable waiting area for guests
- Bespoke feature chandelier
- Patricia Urquiola designer furnishings

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. CGIs of Lincoln Square are indicative only. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, an equivalent will be provided.

<sup>1</sup> Gaggenau in The Terrace Collection

<sup>2</sup> 1.9M in The Terrace Collection

<sup>3</sup> Subject to a service provider connection and agreement

<sup>4</sup> Wiring only in The Terrace Collection

<sup>5</sup> Pre-wiring only for speakers in The Terrace Collection

<sup>6</sup> Available for purchase separately



# ABOUT LODHA

## GLOBAL OFFICES

Founded in 1980 and after almost 40 years of phenomenal growth, today, LODHA has become one of the world’s most renowned property developers, and has offices across the globe.



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Night skies from The Soane Terrace







