



# Bell Yard, Lincolns Inn

*London*

OLIVER BERNARD

LONDON

£1,300 per week



# The Property

BELL YARD, LINCOLNS INN, LONDON, WC2A

Located on the second floor of this brand new development in the heart of the West End, the apartment offers three good size bedrooms and two bathrooms (one ensuite) and an open plan kitchen/reception room. The residence offers a bespoke kitchen with top level appliances; high quality bathrooms with contemporary tiling and fixtures; excellent media and connectivity and full comfort cooling. London's most famous legal establishments are on the doorstep together with excellent educational facilities such as Kings College London and LSE. The property is located between the City and Covent Garden.

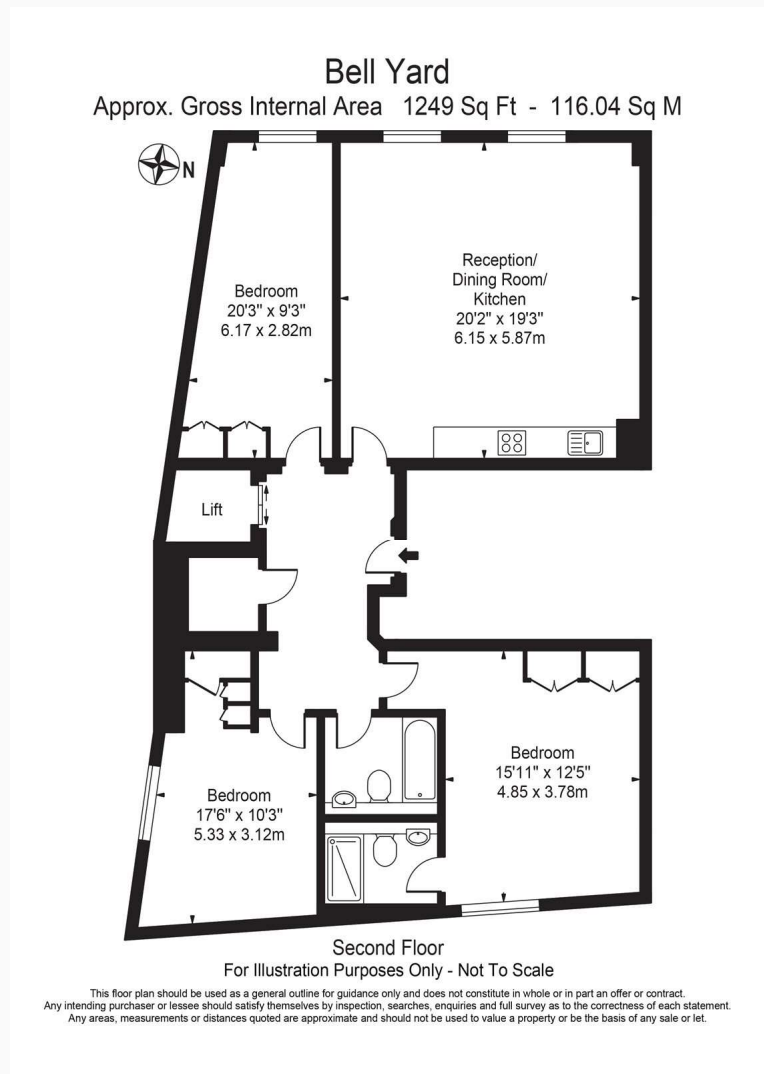
5 Bell Yard is a boutique collection of six luxury residences. Ideally placed between the City and The West End, the area offers a superb mix of leisure, office and transport amenities.

## THE DETAILS

- 3 Total Bedrooms
- 1 Reception Room
  - 3 Bathrooms
- Flat/Apartment
  - Terraced
  - New Build
- Resident Parking
  - Furnished







Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

**Important Information**

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither OB Private nor any-one in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





# Contact

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