



# LICHFIELD HOUSE,

Tollgate Gardens, NW6







# LICHFIELD HOUSE

An impressive three-bedroom penthouse, featuring a concierge, on-site gym, and beautifully landscaped communal gardens.



Local Authority: City of Westminster

Council Tax band: G

Leasehold with 241 years remaining

Guide Price: £1,300,000







Providing 1,402 sq ft, the main focal point of the property is the light-filled reception/kitchen. This space features a sleek, fitted kitchen with integrated appliances and is bathed in natural light from floor-to-ceiling windows. There is also a generous wraparound terrace.











The property offers three generously proportioned bedrooms, all of which benefit from cleverly built-in storage and are served by a modern family bathroom, while the principal bedroom has its own en-suite bathroom.

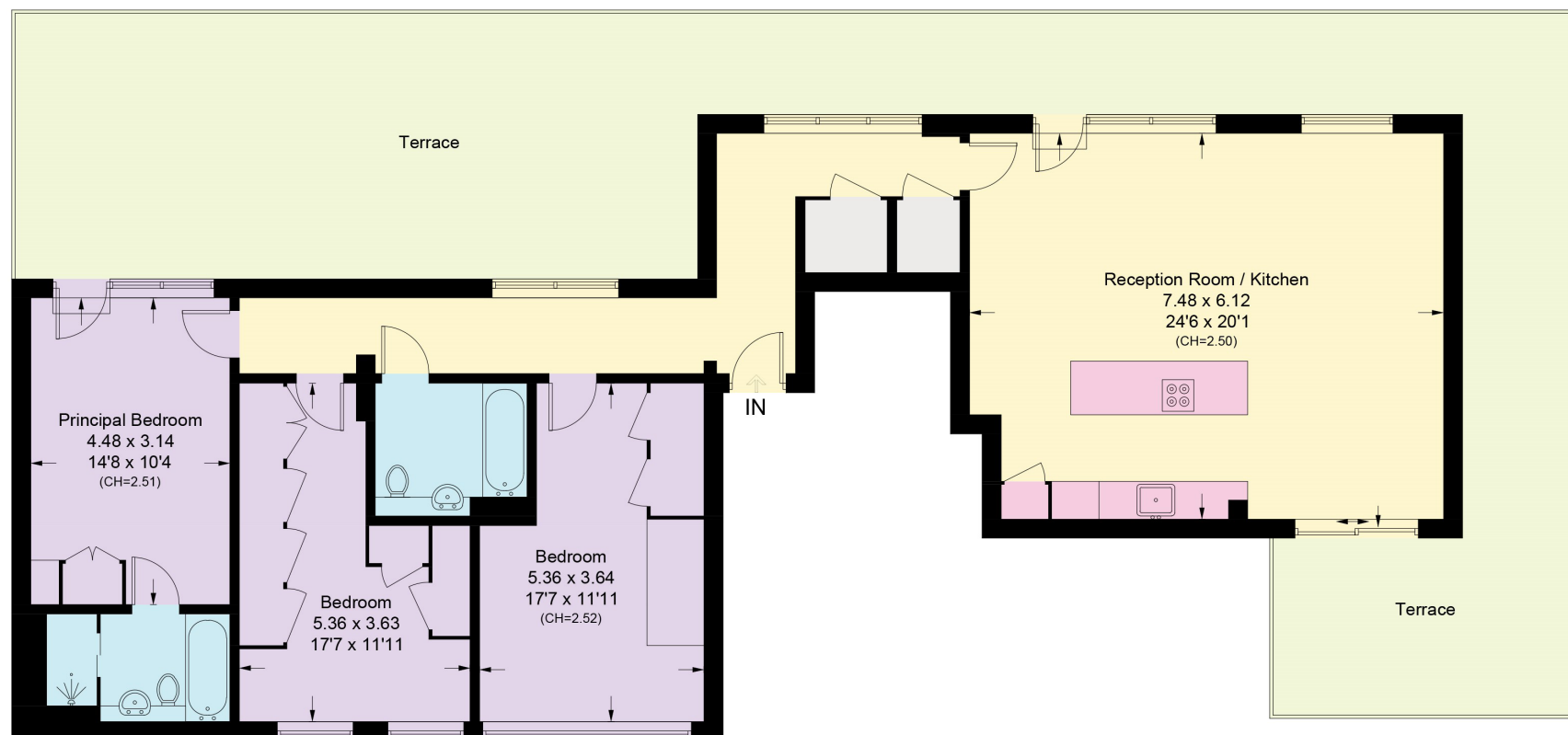
The development itself epitomises sophisticated urban living, featuring a 12-hour concierge, secure underground parking, and a bespoke gym designed by Technogym fitness specialists. Beautifully landscaped communal gardens provide a tranquil retreat within the heart of the city. Completed in December 2020, the penthouse enjoys a prime position in the central block overlooking the gardens.



Please note we have been unable to confirm the service charge, ground rent and review periods. You should ensure you make your own enquiries.







### Fifth Floor

Approximate Area = 130.3 sq m / 1402 sq ft  
Including Limited Use Area (2.3 sq m / 25 sq ft)

Approximate Gross Internal Area = 130.3sq m / 1402 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)





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