



Ariana Apartments Lillie Road London SW6

Welcome to **Ariana Apartments Lillie Road, London**

Ariana Apartments is a stylish collection of twenty luxurious one, two & three bedroom apartments in the heart of fashionable Fulham and part of the Earls Court regeneration area in Central London.

Entered through the stunning communal areas and via a lift, this is a two bedroom, two bathroom first floor apartment, presented in an immaculate condition, with lots of natural light. The property comprises of a large open plan kitchen/ living room with space for entertaining, two double bedrooms, one with en suite and a very generous family bathroom with bathtub and overhead shower. There is lots of storage throughout.

The property has been finished to a very high specification, boasting engineered oak flooring, an Italian designer kitchen with integrated Bosch appliances, wireless audio system and inlaid speakers, video entry and underfloor heating in the bathrooms.

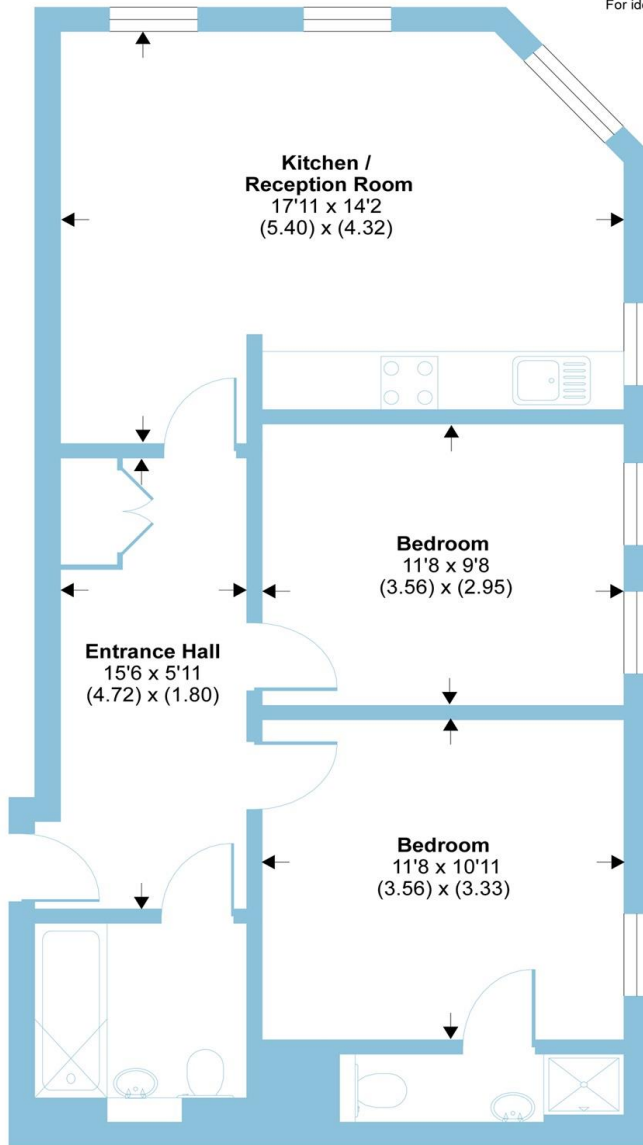
Ariana Apartments have excellent transport links, located 0.3 miles from West Brompton Station (District and Overground Lines), 0.6 miles from Earls Court Station (District and Piccadilly Lines) and 0.6 miles from Fulham Broadway Station (District Line) and is on the doorstep of a wealth of new shops, restaurants and retail, adding to the already bustling North End Road.



Lillie Road, London, SW6

Approximate Area = 681 sq ft / 63.2 sq m

For identification only - Not to scale



**Kitchen /
Reception Room**
17'11 x 14'2
(5.40) x (4.32)

Bedroom
11'8 x 9'8
(3.56) x (2.95)

Entrance Hall
15'6 x 5'11
(4.72) x (1.80)

Bedroom
11'8 x 10'11
(3.56) x (3.33)

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2021. Produced for Barnard Marcus. REF: 768035



Welcome to

Ariana Apartments Lillie Road, London

- First Floor Apartment
- Two bedroom, two bathroom
- Lift
- Immaculate condition
- Excellent Transport Links

Tenure: Leasehold EPC Rating: C

Offers in excess of

£650,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/ECT104046](https://www.barnardmarcus.co.uk/Property/ECT104046)

We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold marks



Property Ref:
ECT104046 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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