



**Lillie Square London SW6**

## **Welcome to Lillie Square, London**

This is a stunning three bedroom apartment in the exclusive Lillie Square development. With award winning gardens, a 5 star concierge service and a 20,000sqft private members club house, this is modern living at its finest.

Set on the second floor of the main building, the apartment spans over 1000sqft, comprising of a spacious open plan living/ kitchen room, which leads onto a large private balcony offering incredible views of Central London, three bedrooms (one en-suite) and a family bathroom. The property is in an immaculate condition and is south facing, allowing copious amounts of natural light throughout.

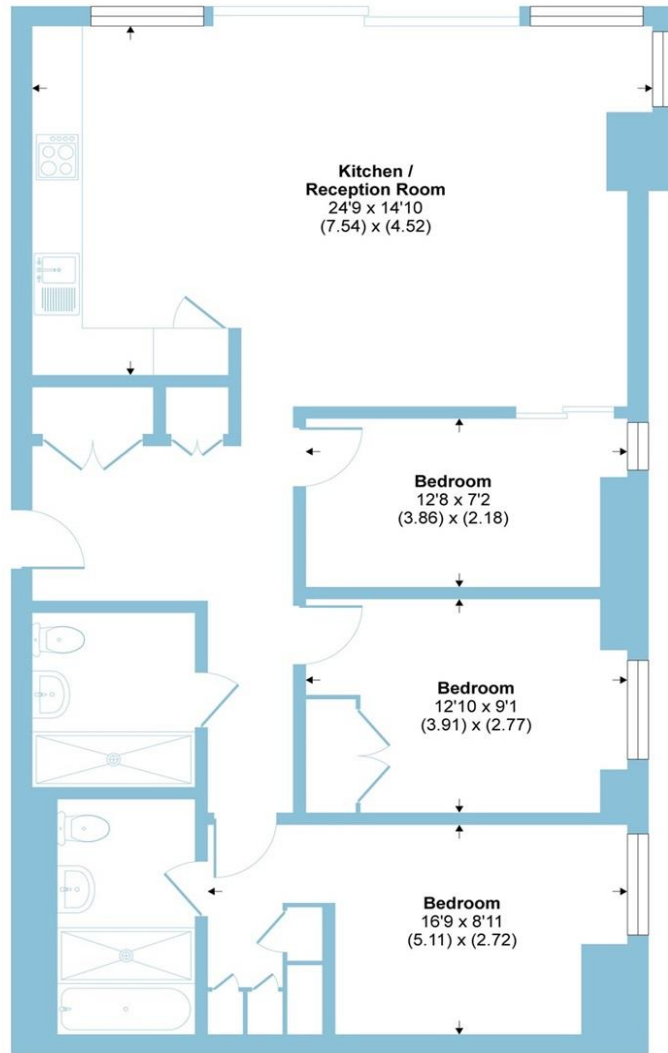
The property also benefits from an underground parking space, as well as many other on site amenities including a residents lounge, 24 hour concierge service, gym, indoor swimming pool, steam room, Jacuzzi, private treatment room and a residents bar and lounge. Additionally, there is the option for residents to book the private cinema and function rooms.



# Lillie Square, London, SW6

Approximate Area = 1023 sq ft / 95 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'chemcom 2021. Produced for Barnard Marcus. REF: 746509



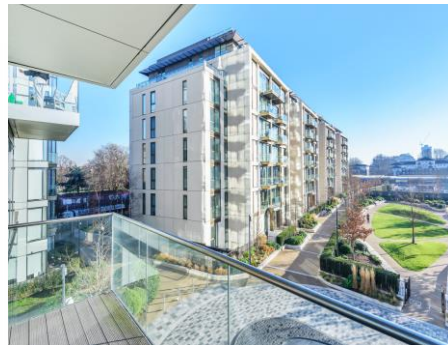
## Welcome to

### Lillie Square, London

- Three bedrooms
- Two bathrooms
- Underground parking space
- 5 star concierge service
- 20,000sqft private members club house

Tenure: Leasehold EPC Rating: B

# £1,399,000



Please note the marker reflects the postcode not the actual property

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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 packs.



Property Ref:  
ECT104015 - 0006

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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