



**Lilium
House**



NB - Computer generated image for illustrative purposes only

A person is riding a bicycle on a paved path. The person is wearing a purple long-sleeved shirt and a yellow skirt. They are wearing brown flat shoes. A large, empty wicker basket is attached to the front of the bicycle. The background is a lush green park with trees and grass. The scene is captured in a low-angle shot, focusing on the bicycle and the rider's legs.

Lillium House

A striking new development of just seven beautifully designed apartments. Lillium House offers a choice of studio, one-bedroom, two-bedroom and three-bedroom spacious homes, including stylish maisonettes. Each apartment has been thoughtfully crafted with contemporary angular architecture, light-filled interiors, and private outdoor spaces – from individual balconies to impressive wrap around terraces on the top floor. Combining modern design with everyday comfort Lillium House sets a new standard of living in South London.

Out and about

Although often considered by some to be part of nearby and much larger Streatham, Norbury has a more relaxed and laidback feel.

There are a great choice of places to eat, including the renowned Dawat or you could pop in for a pint at The Moon Under Water. Alternatively, there are several relaxed coffee shops to catch up with friends or take-away options for weekend treats.

Local greengrocers and family run convenience stores sit alongside banks, chemists, household DIY retailers, beauty and nail salons.

For those feeling a little more energetic, Norbury has a choice of venues to burn off the calories including The Gym Group and a Nuffield Health.



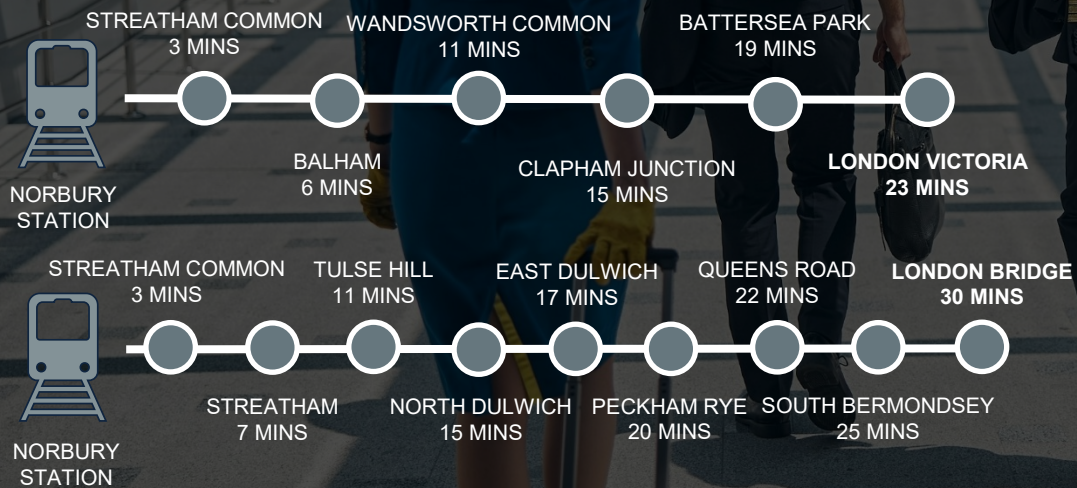


Alternatively, why not discover one of the areas delightful parks? There's Norbury Park, Pollards Hill, Northborough Park, Streatham Common, to name but a few.

Streatham's High Street, one of the longest in the UK, is also only 1.4 miles away. There you'll find an array of banks, trendy restaurants including Waakye Joint and The Black Kitchen serving soul food and West African fayre, Shrimp Shack, Monkey Leaf and the SW16 Bar & Kitchen too, and supermarkets including a Sainsbury's, Tesco Extra and an Iceland.

Stay connected

Lilium House is superbly situated for those needing to commute into the City or for those that are just regular visitors with Norbury Station being just over 100 metres away. Norbury's regular and reliable service delivers you to key stations in the capital such as:

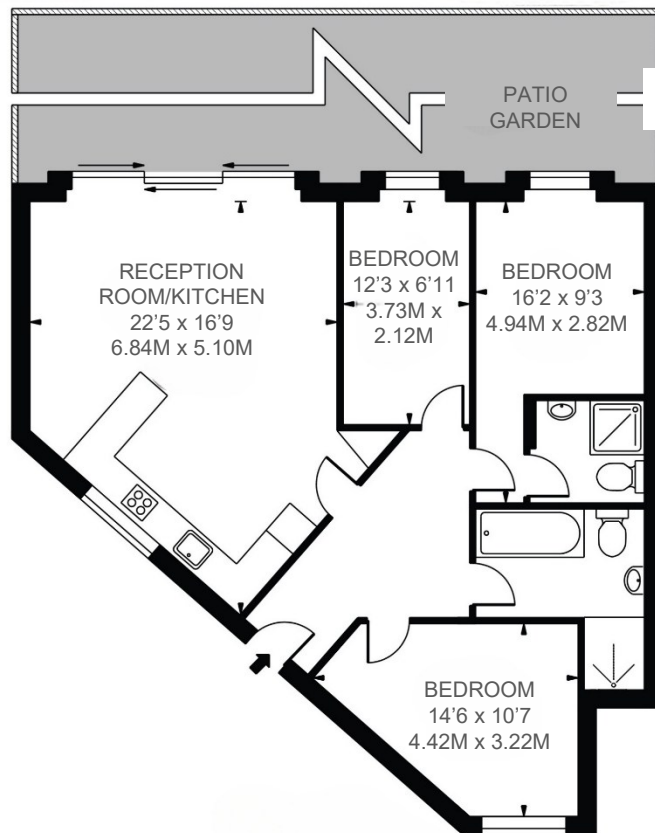


Lilium House is only 7.74 miles from Central London and 20.39 miles (44 mins)* from Gatwick Airport.

There are also regular bus services – including the 50 and 109 to Croydon Town Centre and the 255 to Pollards Hill.



No.1 - 857 sq ft



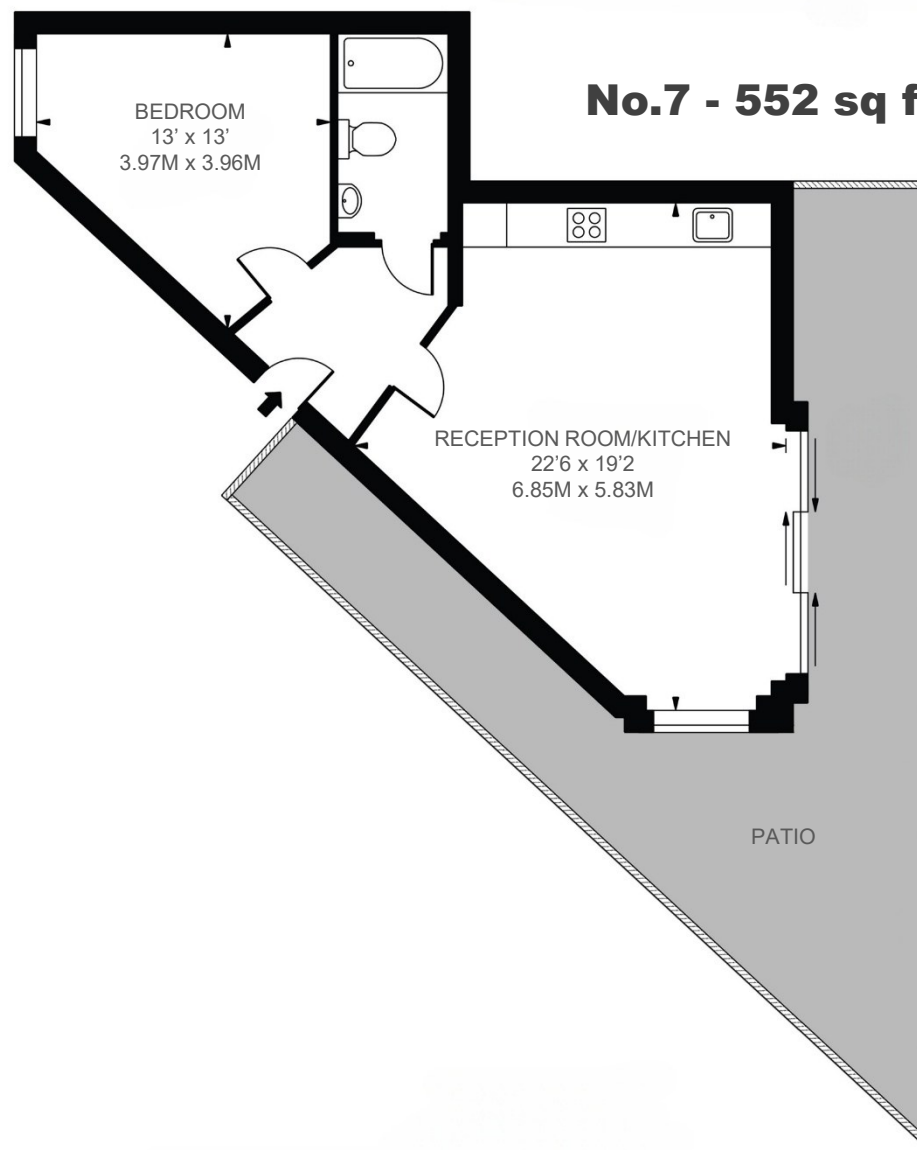
Floor plans



No.2 - 396 sq ft

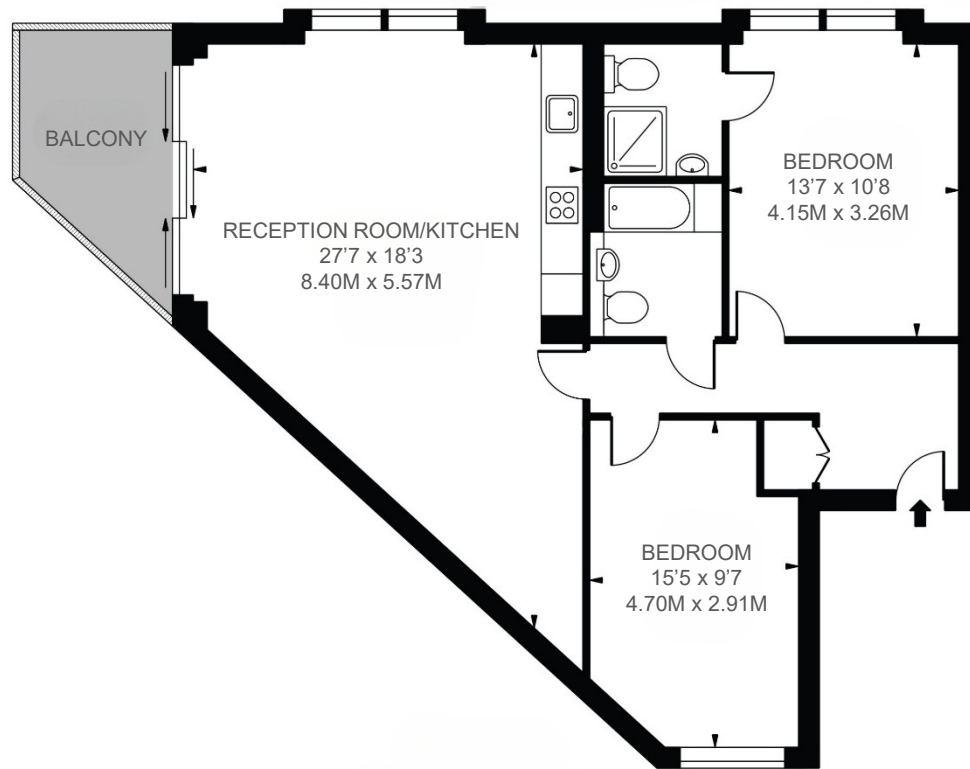


No.7 - 552 sq ft

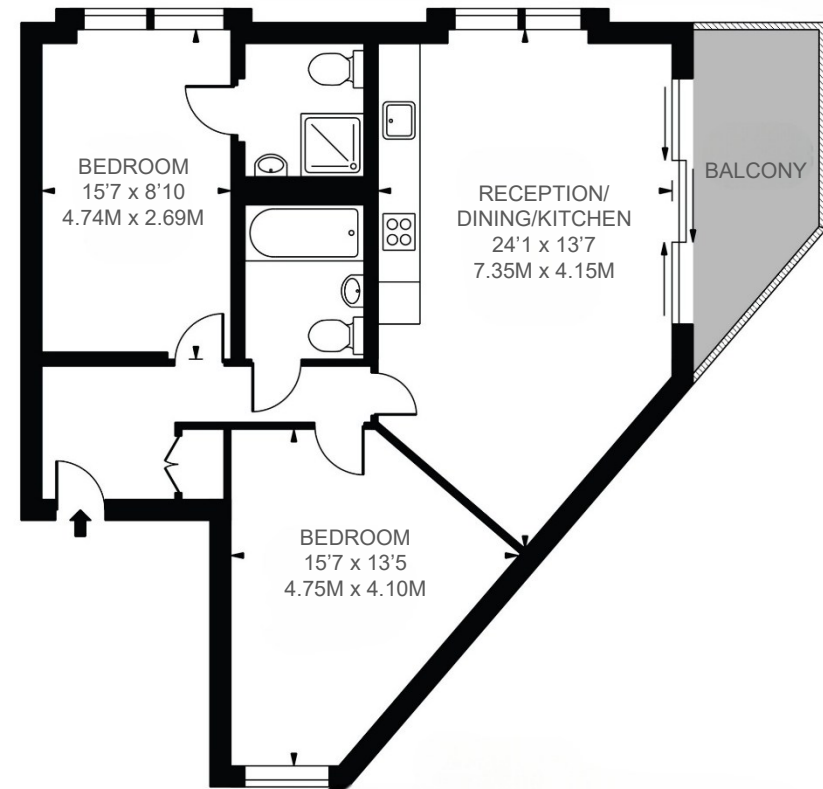


NB – Floor plans are for illustrative purposes only and should be used as a general outline

No.3 - 887 sq ft



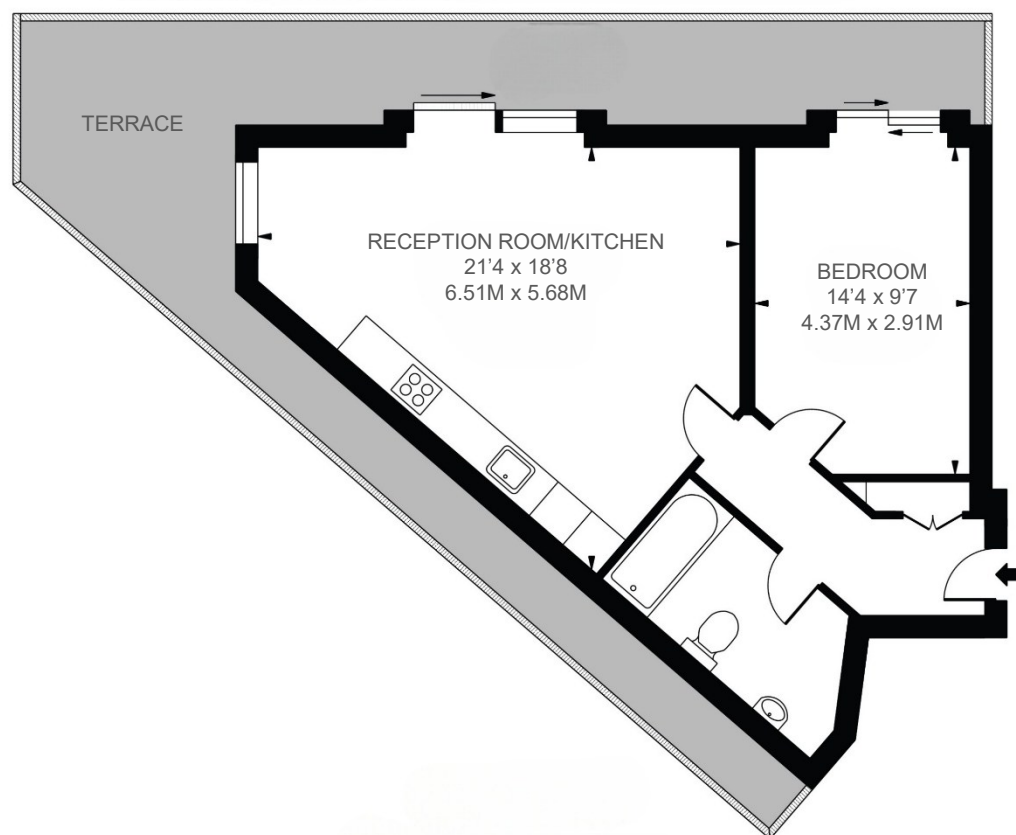
No.4 - 753 sq ft



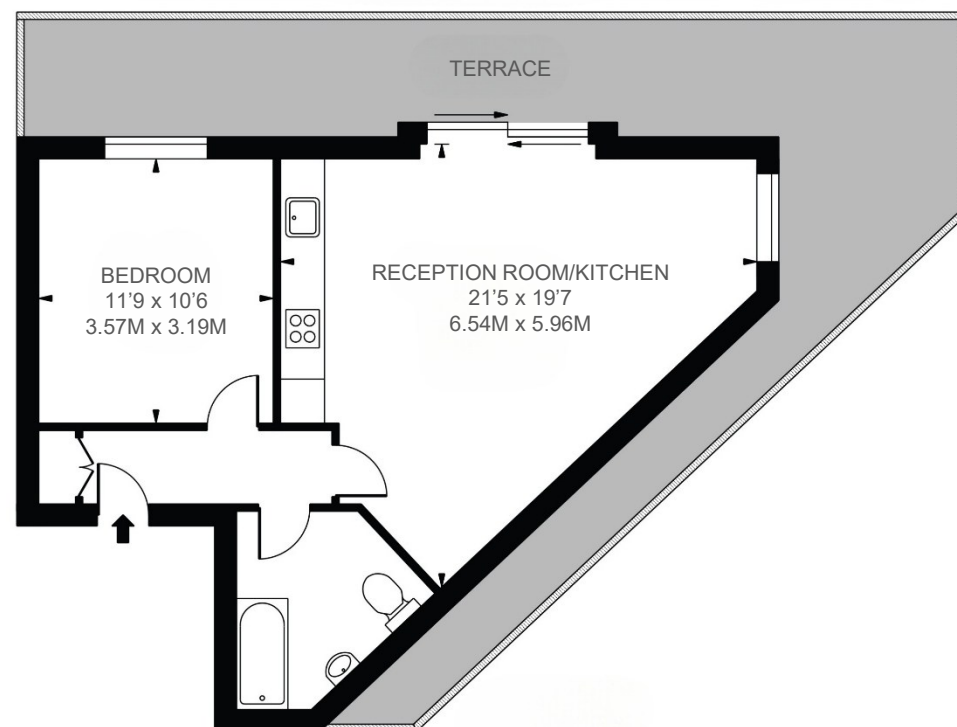
Floor plans



No.5 - 567 sq ft



No.6 - 528 sq ft





Development specification

External

- A combination of light brick and anthracite zinc to upper floors
- High performance sound proofed triple glass Anthracite windows and patio doors
- Light grey paving slabs to pathways
- Private access mews
- Security lighting
- Video entry system
- Ample bike parking

Internal

- Light grey panelled doors with polished chrome ironmongery
- Stylish finished skirting and architrave
- Dulux finished ceilings and walls

- MVHR heat recovery to upper floors
- Oak style laminate flooring to all living/dining and hallways
- Carpet to bedrooms
- Internal Lift

Kitchens

- Bespoke kitchens designed by German Kitchen Projects
- All appliances fully warrantied
- Bosch cooker hood cover
- Bosch hob
- Bosch oven
- Bosch integrated fridge freezer
- Bosch dishwasher
- Stylish chrome sink and taps
- Bosch integrated washer/dryer

Bathrooms

- Bathrooms designed by Stonewater
- Wall hung vanity units and wash basin
- Concealed cistern WCs with soft closing seats
- Integrated 2 drawer vanity units
- Stylish black finishing to shower appliances and screens
- Large shower trays
- Towel rails
- Underfloor heating

General

- 10 year New build Warranty with Protek
- Share of freehold with long 999 year lease and peppercorn ground rent
- MVHR heat recovery to upper floors
- All appliances come with warranty



CGI for illustrative purposes only.



CGI for illustrative purposes only.

About SES Lifestyle Developments

SES Lifestyle Developments is a subsidiary of SES Property Group Ltd.

SES Property Group Ltd was founded in 2014 by Stephen Ellis-Smith and is primarily focused on the creation of new build homes for first time buyers and young families in South London through the Help to Buy scheme.

We work with a trusted team of partners in construction, architecture & design and are able to offer a one stop solution approach to home building and bespoke finishing.

Recent projects have seen commercial space converted into a stylish residential Mews, an existing residential property extended and converted to provide additional homes, office space demolished to create 9 residential apartments and luxury apartments in the heart of Putney.

www.seslifestyle.com





Lilium
House

For further information, please contact



barnard marcus
land & new homes

T: 020 8683 0190

E: thorntonheath@barnardmarcus.co.uk

Whilst these particulars are prepared with all due care and attention, they do not form part of any contract, nor is their accuracy guaranteed and they may be subject to correction and modification without notice as availability and other considerations demand. This brochure was prepared in August 2025 and all the information was believed to be correct at that time. Distance and travel times have been referenced from The RAC.* All train times have been taken from National Rail Enquiries.