



Lillie Square, London SW6



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An impressive three bedroom, two bathroom lateral apartment situated on the eleventh floor (with lift) of the sought-after Lillie Square development benefiting from a private parking space.

The apartment is offered in excellent order, featuring a dual-aspect spacious reception/dining room benefiting from slider doors that open to a balcony enjoying far-reaching uninterrupted views across London - a space perfect for entertaining or al-fresco dining. A well-appointed modern kitchen leads off the reception room, including an island, premium integrated appliances and plenty of worktop space.



Asking price: £2,750,000

Tenure: Leasehold: approximately 990 years remaining

Service charge: approximately £14,013.66 per annum, reviewed every year, next review due 2024

Ground rent: £650 per annum, reviewed every 25 years

Local authority: London Borough of Hammersmith and Fulham

Council tax band: G



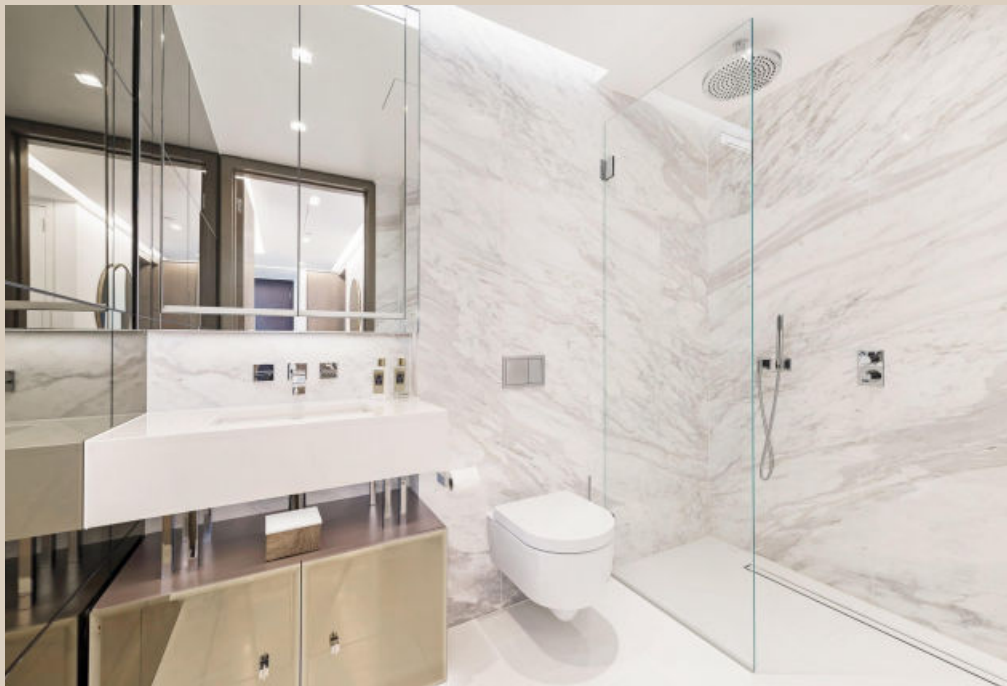
The principal bedroom suite is to the front enjoying built-in storage, floor-to-ceiling windows and a large en suite with a separate bath/walk-in shower. Two further double bedrooms are positioned towards the rear with ample storage and a separate shower room.

The apartment is configured over 1,410 sq ft of lateral space, benefiting from high ceilings and excellent storage throughout and the property benefits from a long lease.



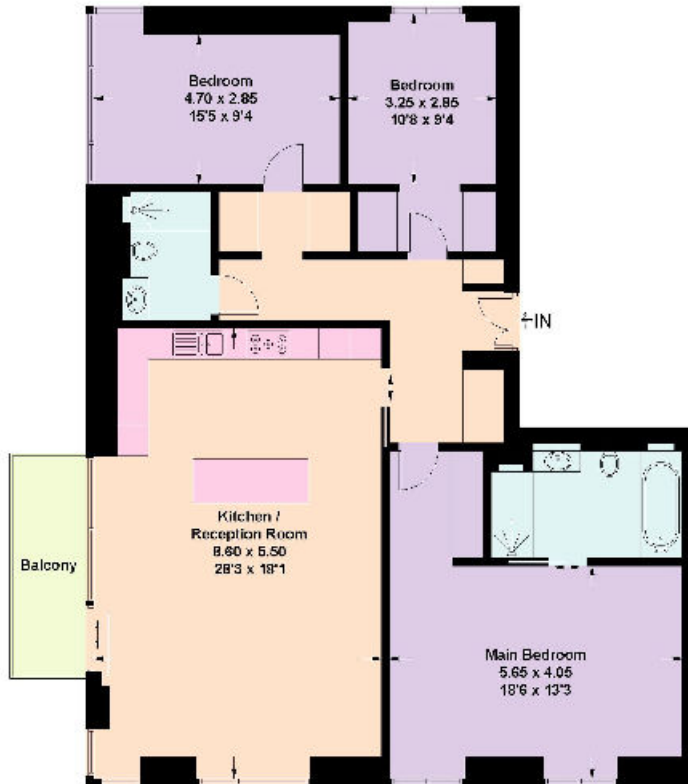
Lillie Square offers modern mansion block living with lateral apartment spaces designed with attention to detail and high specification, which includes Balthaup kitchens with marble worktops, Gaggenau appliances, bespoke bathrooms, high-quality engineered timber floors to living space and hallway, luxury carpets to bedrooms, comfort cooling and underfloor heating. Residents of Lillie Square benefit from a 24-hour 5-star concierge, around-the-clock security and management team and access to an exclusive clubhouse which includes a gym, pool, spa, sauna and steam room, and an elegant lounge area.

Please note that we have been unable to confirm the date of the next review for service charge/ground rent. You should ensure that you or your advisors make your own inquiries.



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Approximate Floor Area = 131.0 sq m / 1410 sq ft



Eleventh Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2023. Photographs and videos dated June 2021.

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