Knight Frank



COLUMBIA GARDENS

London, SW6





A LUXURIOUS ONE-BEDROOM APARTMENT

Positioned on the fifth floor (with lift) within the prestigious Lillie Square development, this contemporary apartment offers exceptional residents' facilities.

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Local Authority: London Borough of Hammersmith and Fulham

Council Tax band: E

Tenure: Leasehold with approximately 987 years remaining

Ground rent: £450 per annum, reviewed every year

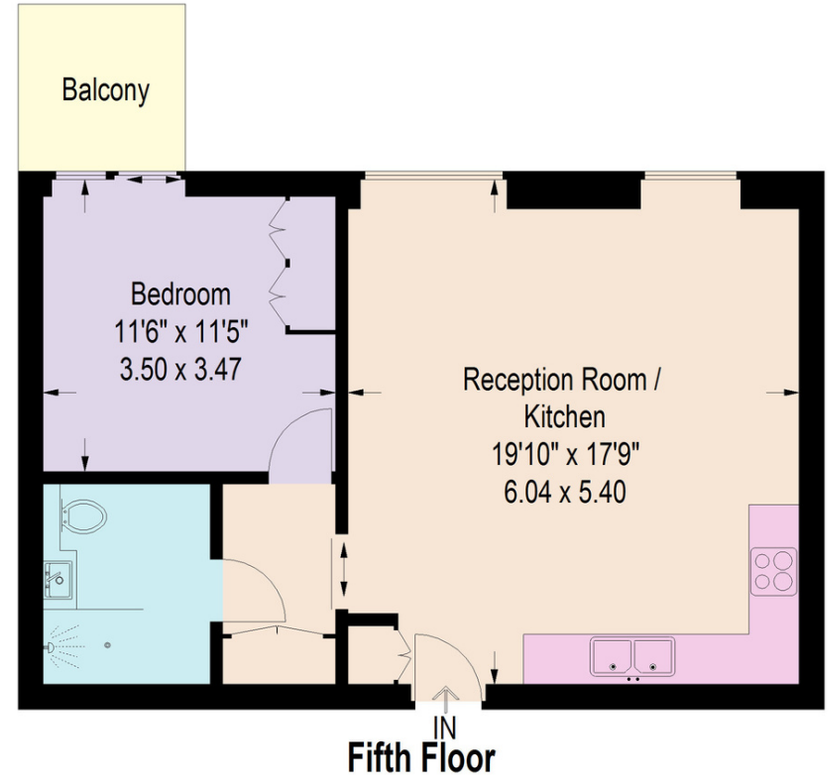
Service charge: £14,400 per annum, reviewed every year

Guide Price: £700,000

The apartment is centred around a spacious open-plan reception room and kitchen, providing plenty of room for both living and dining. The Bulthaup kitchen is finished with natural stone worktops and integrated Miele and Siemens appliances, while high-quality engineered timber flooring, comfort cooling and underfloor heating enhance the sense of quality throughout. The generous double bedroom benefits from fitted wardrobes and direct access to a balcony, creating a peaceful outside space. A well-appointed bathroom and useful entrance-hall storage complete the accommodation. Residents enjoy an exceptional range of services and facilities, including a 24-hour concierge and access to the exclusive clubhouse. Amenities include a 20-metre indoor swimming pool, gym, sauna, steam room, treatment rooms, yoga studio, dining room, residents' lounge and landscaped communal gardens.







Fifth Floor

Columbia Gardens, SW6
Approximate Gross Internal Area = 53.7 sq m / 578 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)

We would be delighted to tell you more.

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