



Lillie Square, London SW6

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# Lillie Square, London SW6

A superb two bedroom, two bathroom lateral apartment situated on the seventh floor with lift access, set in the highly regarded development of Lillie Square, SW6.

The apartment is offered in immaculate order, with a spacious reception room with bespoke floor-to-ceiling sliding doors opening out to a full-width balcony. A well-appointed kitchen sits off the reception room, featuring premium integrated appliances, a smart hob and pristine countertops.

The principal suite is positioned to the front, enjoying fitted wardrobe storage and a generous-sized en suite with a bath, a walk-in shower, a full-width mirror cabinet and a basin. There is a further good-sized double bedroom suite with integrated storage and a separate bathroom with a bath.

The apartment offers modern mansion block living with lateral apartment spaces designed with attention to detail and high specification, enjoying comfort cooling and under-floor heating. The apartment has a well-balanced layout with good storage throughout, measuring to approximately 879 sq ft and has a long lease with approximately 993 years remaining.

Included in the service charge is access to the leisure facilities, which comprise an underground swimming pool, gym, cinema room and reception areas, and a 24-hour concierge service.



**Asking price:** £1,350,000

**Tenure:** Leasehold: approximately 993 years remaining

**Service charge:** £6,316 per annum

**Ground rent:** £550 per annum

**Local authority:** London Borough of Hammersmith and Fulham

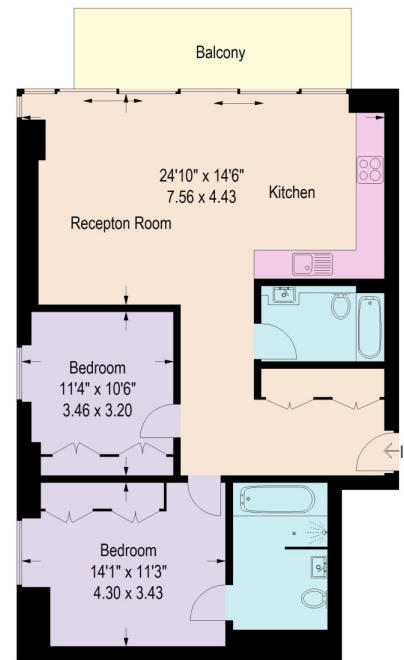
**Council tax band:** E







## Lillie Square, SW6



### Seventh Floor

**Approximate Gross Internal Floor Area  
81.7 sq m / 879 sq ft**

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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