



Lille Square, London **SW6**



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An immaculate two bedroom first-floor apartment located in the sought-after Lillie Square development, offering spacious and contemporary living with the added benefit of underground parking.

Entering the apartment on the first floor, there is a bright and expansive open-plan Bulthaup kitchen and reception area, ideal for modern living. The well-appointed kitchen is stylishly designed with Miele appliances, ample cabinetry, and generous worktop space. The reception area is perfect for entertaining, with plenty of room for both dining and everyday living, complemented by large windows that flood the space with natural light.



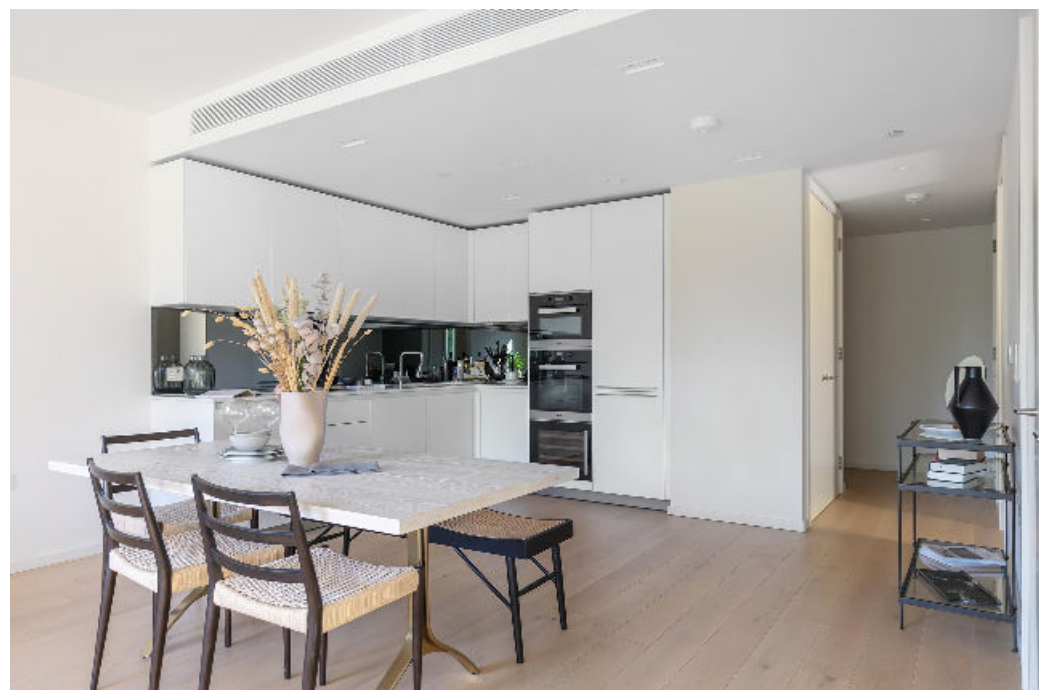
Asking price: £1,335,000

Tenure: Leasehold: approximately 989 years remaining

Service charge: approximately £10,800 per annum, reviewed every year, next review due 2025

Local authority: London Borough of Hammersmith and Fulham

Council tax band: F





The apartment features two spacious double bedrooms, both benefiting from Poliform wardrobes. The principal bedroom enjoys an en suite bathroom, complete with a sleek, modern finish. A second bathroom, with a bathtub and contemporary fittings, serves the second bedroom. The property has an abundance of storage and excellent ceiling heights throughout.

Lillie Square redefines modern mansion block living with meticulously designed lateral apartments that offer luxury and sophistication. Each residence features bespoke kitchens with pristine worktops, premium appliances, modern bathrooms, and elegant wood floors throughout the living areas and hallways. The units further benefit from comfort cooling and underfloor heating in the living areas and bedrooms to ensure year-round comfort. Residents enjoy the convenience of a 24-hour, 5-star concierge service, backed by a 24-hour security and management team. Exclusive access to a private clubhouse further elevates the lifestyle at Lillie Square, offering a gym, pool, spa, sauna, steam room, and an elegantly appointed lounge area.





The development is close to Lillie Road and West Brompton Station and takes an architectural cue from the local mansion block aesthetic. The development is located close to the amenities of Earls Court, South Kensington, Chelsea and Fulham. The area has many transport links to the City, the West End and the M4 out to Heathrow and the Wes



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Approximate Gross Internal Floor Area
86.2 sq m / 928 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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Particulars dated September 2024. Photographs and videos dated September 2024.

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