



Bolander Grove, London **SW6**



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A beautifully presented three bedroom apartment with two balconies and lift access, situated in the highly sought-after Lillie Square development with 24-hour concierge security and underground parking in SW6.

Entering on the third floor to a welcoming entrance hallway, the apartment is offered in immaculate order, featuring an impressive dual-aspect reception room with floor-to-ceiling sliding doors opening out to a generous-sized balcony - perfect for al fresco dining. An open-plan kitchen leads off the reception room, including an island, premium integrated appliances and plenty of cabinetry/worktop space.



Asking price: £1,895,000

Tenure: Leasehold: approximately 989 years remaining

Service charge: approximately £10,144 per annum, reviewed every year, next review due 2025

Ground rent: approximately £650 per annum

Local authority: London Borough of Hammersmith and Fulham

Council tax band: G



The principal bedroom is positioned towards the rear of the apartment, severed by extensive wardrobe storage, its own balcony and a large en suite bathroom. There are two further double bedrooms with ample built-in storage and a separate family bathroom adjacent to the principal bedroom.

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.

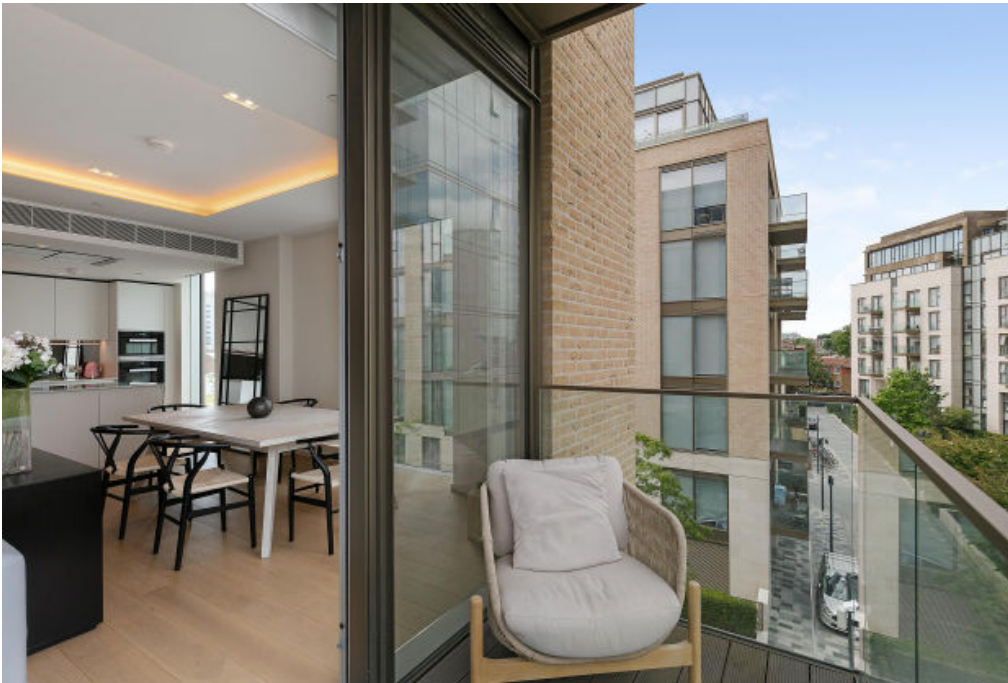






The development is close to Lillie Road and West Brompton Station and takes an architectural cue from the local mansion block aesthetic. The development is located close to the amenities of Earls Court, South Kensington, Chelsea and Fulham. The area has many transport links to the City, the West End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

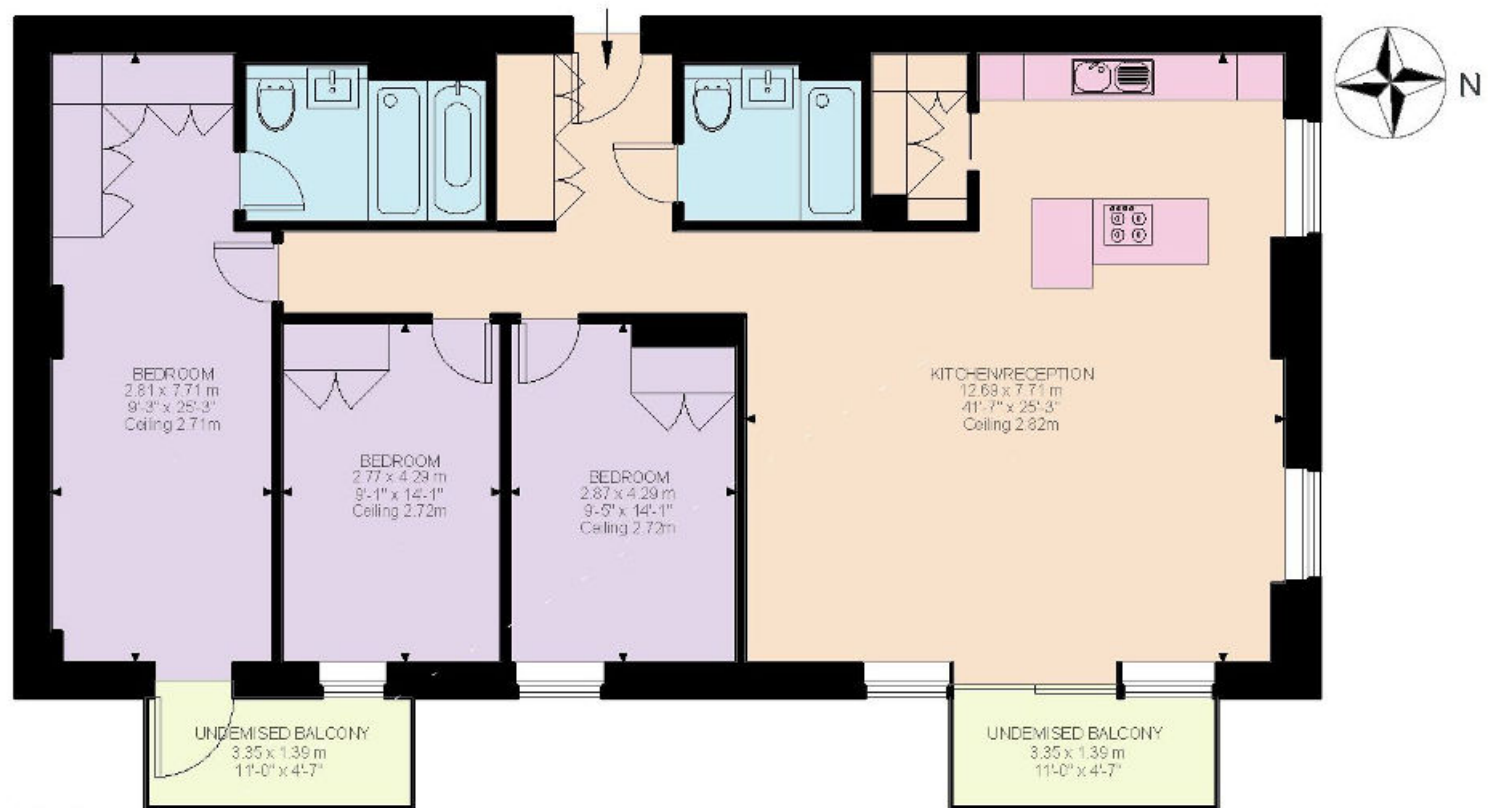
Please note that we have been unable to confirm the date of the next review for the ground rent. You should ensure that you or your advisors make your own enquiries.



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Approximate Gross Internal Floor Area
121.93 sq m / 1312 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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