



Lillie Square, London SW6



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A beautifully designed two-bedroom duplex apartment with sole access to a paved courtyard, located in the prestigious Lillie Square development. This stylish home features modern interiors and is arranged over two floors.

Upon entering the apartment on the lower ground floor, there is a spacious open-plan kitchen and reception area. The kitchen is equipped with premium integrated appliances and ample worktop space, seamlessly connecting to the living area. A study area is tucked away, providing a quiet space for work or reading. This floor also offers direct access to a courtyard, perfect for al fresco dining and entertaining. Additionally, there is a bathroom on this floor.



Asking price: £1,775,000

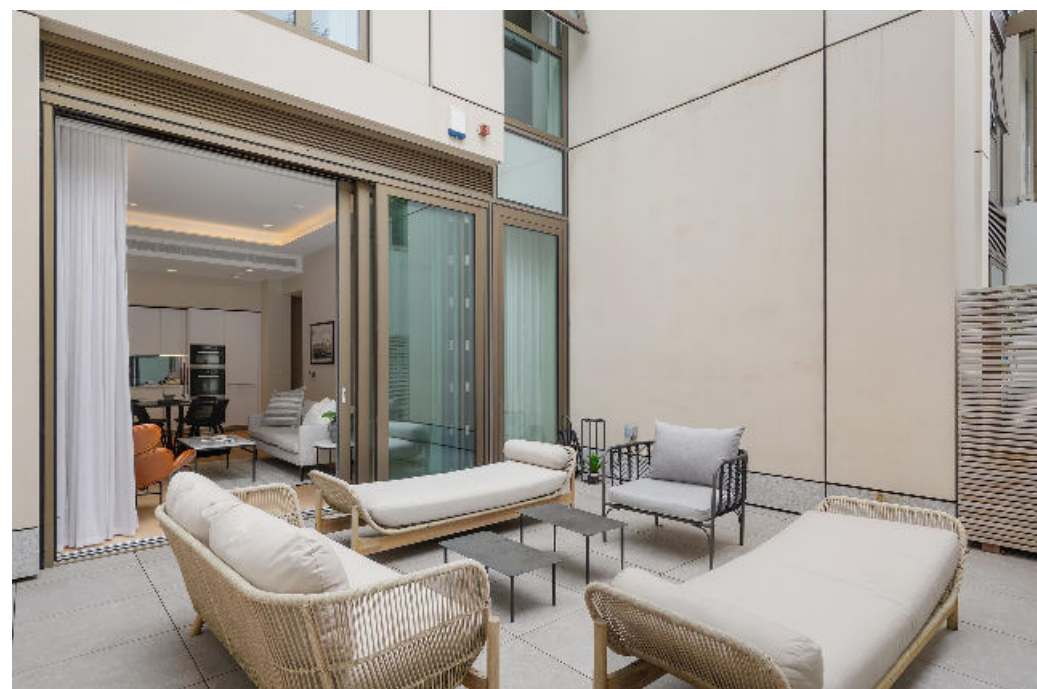
Tenure: Leasehold: approximately 989 years remaining

Service charge: approximately per annum £14,124, reviewed every year, next review due 2025

Ground rent: a peppercorn per annum

Local authority: London Borough of Hammersmith and Fulham

Council tax band: F





The ground floor houses two generously sized double bedrooms, each offering plenty of natural light. The principal bedroom benefits from extensive wardrobe storage in wardrobe and access to a sleek en-suite bathroom. A second bathroom is conveniently located off the hallway, serving the second bedroom and guests alike.

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.





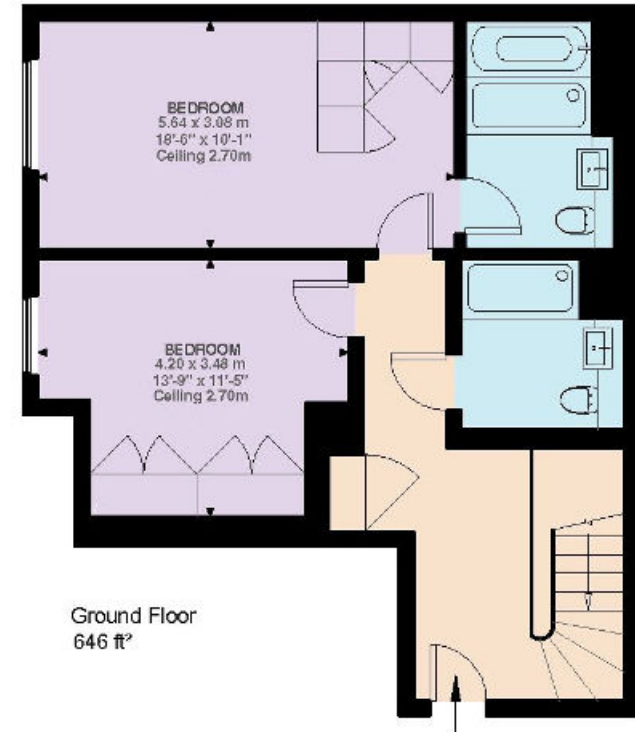
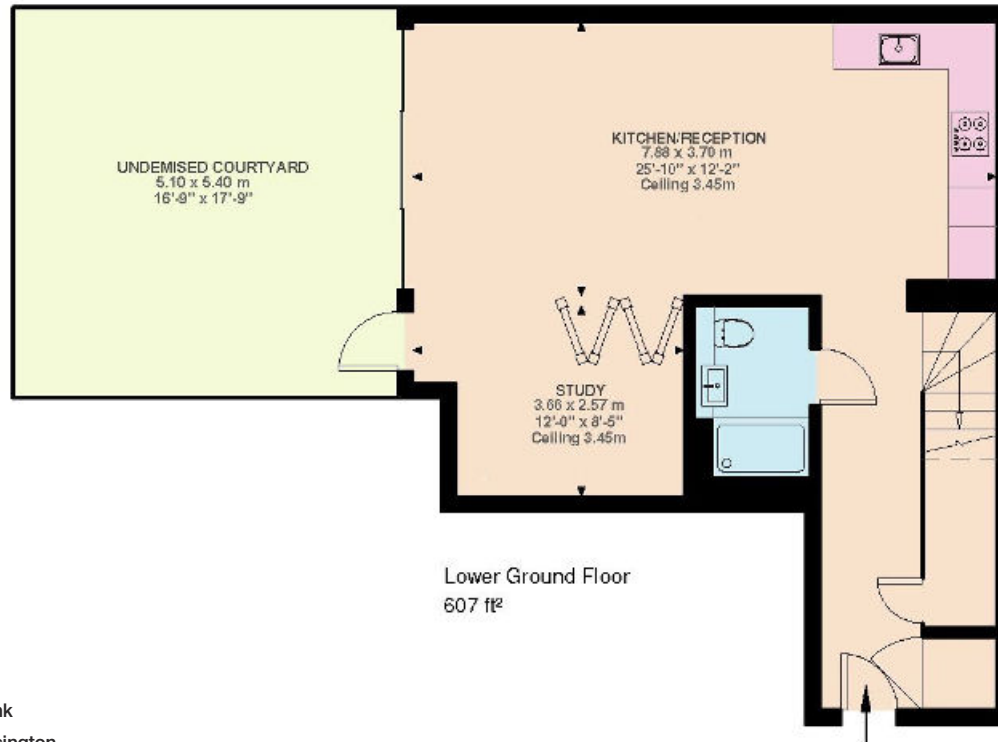
The development is close to Lillie Road and West Brompton Station and takes an architectural cue from the local mansion block aesthetic. The development is located close to the amenities of Earls Court, South Kensington, Chelsea and Fulham. The area has many transport links to the City, the West End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



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Approximate Gross Internal Floor Area
116.46 sq m / 1,254 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 August 2024. Photographs and videos dated August 2024.

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