



LSq

Lillie Square

2 bed apartments

2 bed apartments with study





INTRODUCING LILLIE SQUARE

Lillie Square offers a world of contemporary luxury where Kensington, Chelsea and Fulham meet. This outstanding collection of apartments, townhouses and penthouses are set around landscaped gardens by award-winning designer Andy Sturgeon, and London's most exclusive private residents club, the Lillie Square Clubhouse. Designed to look after every one of life's moments, The Lillie Square Clubhouse has a private cinema, spa, gym and children's playroom, all complemented by 24-hour security and the 5-star services of the Lillie Square Concierge.

APARTMENT KEY FEATURES

- Spacious master bedroom with en-suite bathroom
- Juliet balcony overlooking Lost River Park
- Generous storage throughout
- Floor to ceiling windows throughout
- Bulthaup kitchen
- Miele appliances
- Underfloor heating
- Comfort cooling
- Open plan living
- Study in selected units







7 LILLIE SQUARE EAST
PLOT C.1.15
APARTMENT 1.03

2 BED

LIVING AREA	4.5M X 7.3M	14' 10" X 23' 11"
BEDROOM 1	4.0M X 3.55M	13' 2" X 11' 8"
BEDROOM 2	4.0M X 2.8M	13' 2" X 9' 3"
JULIET BALCONY		
TOTAL INTERNAL AREA	84.1 SQ M	905 SQ FT



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7 LILLIE SQUARE EAST
PLOT C.2.15
APARTMENT 2.03

2 BED

LIVING AREA	4.5M X 7.3M	14' 10" X 23' 11"
BEDROOM 1	4.0M X 3.55M	13' 2" X 11' 8"
BEDROOM 2	4.0M X 2.8M	13' 2" X 9' 3"
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7 LILLIE SQUARE EAST
PLOT C.3.15
APARTMENT 3.03

2 BED

LIVING AREA	4.5M X 7.3M	14' 10" X 23' 11"
BEDROOM 1	4.0M X 3.55M	13' 2" X 11' 8"
BEDROOM 2	4.0M X 2.8M	13' 2" X 9' 3"
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7 LILLIE SQUARE EAST
PLOT C.5.15
APARTMENT 5.03

2 BED

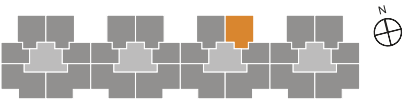
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BEDROOM 1	4.0M X 3.55M	13' 2" X 11' 8"
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7 LILLIE SQUARE EAST
PLOT C.1.16
APARTMENT 1.04

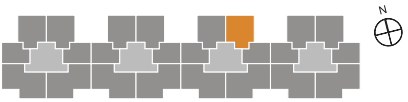


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2 BED AND STUDY		
LIVING AREA	4.85M X 6.75M	16' 0" X 22' 2"
BEDROOM 1	4.3M X 3.1M	14' 2" X 10' 3"
BEDROOM 2	3.65M X 3.15M	12' 0" X 10' 4"
STUDY	3.65M X 2.1M	12' 0" X 6' 11"
JULIET BALCONY		
TOTAL INTERNAL AREA	85.85 SQ M	924 SQ FT



7 LILLIE SQUARE EAST
PLOT C.4.16
APARTMENT 4.04



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JULIET BALCONY		
TOTAL INTERNAL AREA	85.85 SQ M	924 SQ FT







SPECIFICATION

KITCHEN

Bulthaup designed kitchen to all apartments.

Technical stone or similar worktop and upstand.

Stainless steel under-mounted sink.

Contemporary brushed stainless steel mixer tap to all apartments.

LED downlighters integrated in underside of wall units.

- Integrated appliances:
- Miele induction hob
 - Miele oven
 - Miele microwave
 - Miele extractor fan
 - Miele wine cooler (3 bed apartments)
 - Compact wine cooler (in 2 bed and 2 bed plus study apartments)
 - Siemens fridge freezer
 - Siemens dishwasher
 - Siemens combined washer/dryer situated in hall
 - Cupboard or utility room.

Note: The individual kitchen layout can be assessed on inspection of the property.

BATHROOMS

Walls finished with natural stone and full-height mirror.

Natural stone floor finish.

Natural stone surround over bath.

Natural stone bath panel.

Bespoke wall-mounted mirrored cabinet with internal shaver socket.

Contemporary towel rail with heated wall area.

Contemporary brassware.

White ceramic under-mounted basin.

Contemporary white enamel wall mounted WC with soft close seat and dual push button flush.

Enamelled steel bath.

Thermostatically controlled shower.

Retractable hand held shower integrated into bath top.

Glazed shower screen.

Underfloor heating.

FLOORING

High quality engineered timber floor finish to living space and hallway.

Luxury carpet to bedrooms.

DOORS

Full-height solid core entrance door and internal doors.

High quality door furniture throughout.

WARDROBES

Fitted timber veneer to doors and facing panels.

Full-height mirror facing to selected doors in specific apartments.

Note: Wardrobes to bedrooms are indicated on the sales plans.

CEILINGS

Plasterboard ceilings to all rooms.

DECORATION

Painted finish to internal walls, ceilings, skirting and door frames.

BALCONIES AND JULIET BALCONIES

Where applicable, metal balcony structure with glass balustrades.

HEATING, COOLING AND HOT WATER

The buildings are served by the development's central energy centre providing metered hot water, heating and cooling to all apartments.

Underfloor heating.

Comfort cooling provided to living rooms and all bedrooms.

ELECTRICS

5 amp lighting and 13 amp power circuits.

High quality lighting switch plates and socket outlets.

LIGHTING

Lighting will generally comprise low energy LED luminaires throughout.

AV, DATA AND TELEPHONE SYSTEMS

Lillie Square will be served by a network providing a high speed internet connection.*

Television point to living room, all bedrooms and study (Sky+HD and Hot Bird enabled).*

Telephone and data points to living room, all bedrooms and study.

*Connection to the communication infrastructure and satellite channels to be arranged by and at the cost of the purchaser via a service provider in the normal manner.

LIFTS

Passenger lift to all floors and basement car park.

SECURITY

24-hour concierge for the site is located in One Lillie Square.

24/7 on-site security team.

CCTV recording throughout public areas.

Security fob access control to all building entrances and car park.

Video entry phone to all apartments with direct link to concierge.

Mains supply smoke and heat detectors and sprinkler fire protection system.

Multi-point high security door locking system to entrance door with spy hole.

RESIDENTS' FACILITIES

Residents will have access to the Clubhouse which will be situated in One Lillie Square.

- The amenities will include:
- Indoor heated swimming pool
 - Jacuzzi
 - Sauna and steam rooms
 - Fully equipped gymnasium
 - Studio for classes*
 - Spa treatment rooms*
 - Private cinema room*
 - Private function room*
 - Children's playroom
 - Coffee lounge overlooking gardens

*Use of certain facilities is subject to charges and booking.

The services listed are indicative of those services which will initially be provided at the development, but Lillie Square LP reserves the right to remove or amend these services in the future in accordance with the terms of the lease.

CAR PARKING

Car parking spaces are available for purchase by separate negotiation.

Secure cycle storage.

Charging points for electric cars.

Car club cars on site.

The streets surrounding Lillie Square are subject to parking restrictions including at specified times of the day 'permit holders only' restrictions. Residential parking permits for the surrounding streets will not be available for purchase by residents of Lillie Square.

GENERAL

All apartments will be sold with the benefit of a BLP warranty or NHBC or similar.

Each apartment will be sold on a 999 year lease.

A service charge will be payable to cover the costs of management, maintenance and insurance of the estate, car park, blocks and Clubhouse.

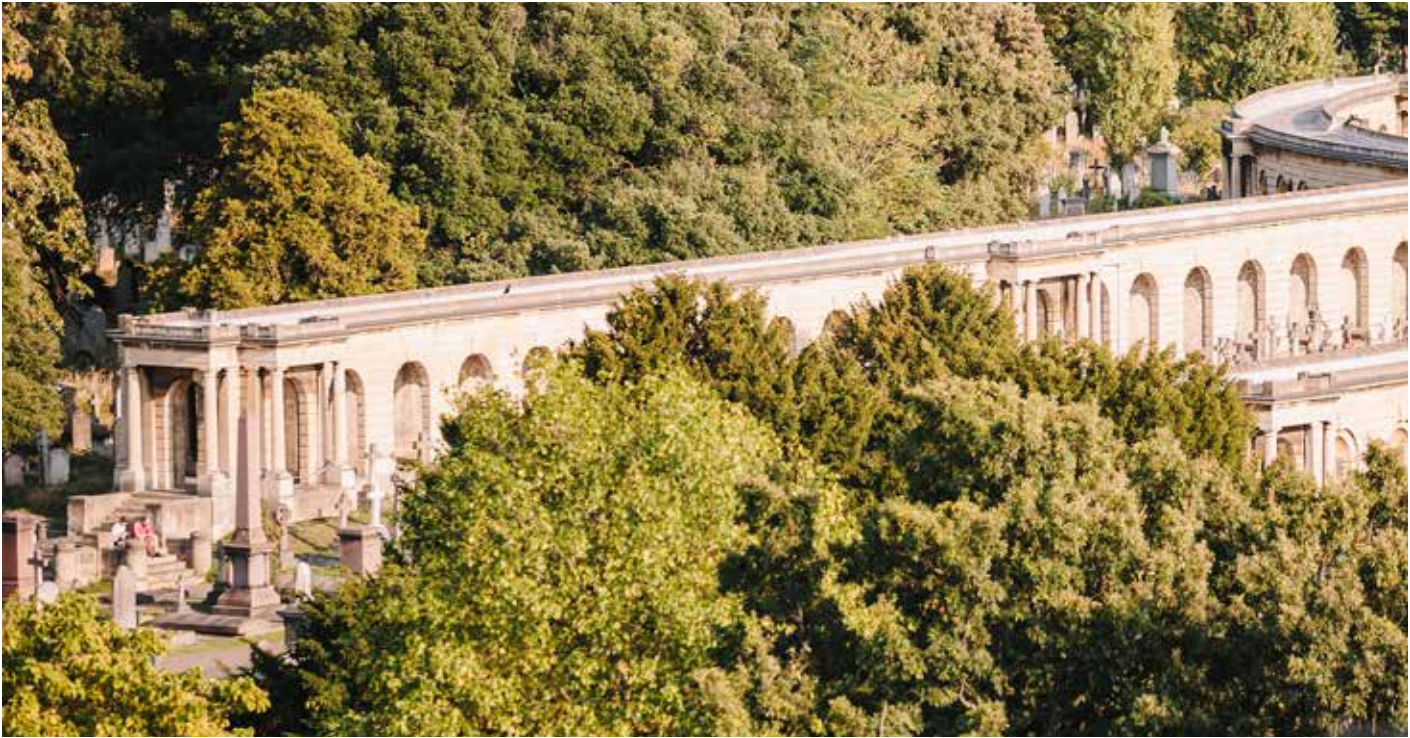
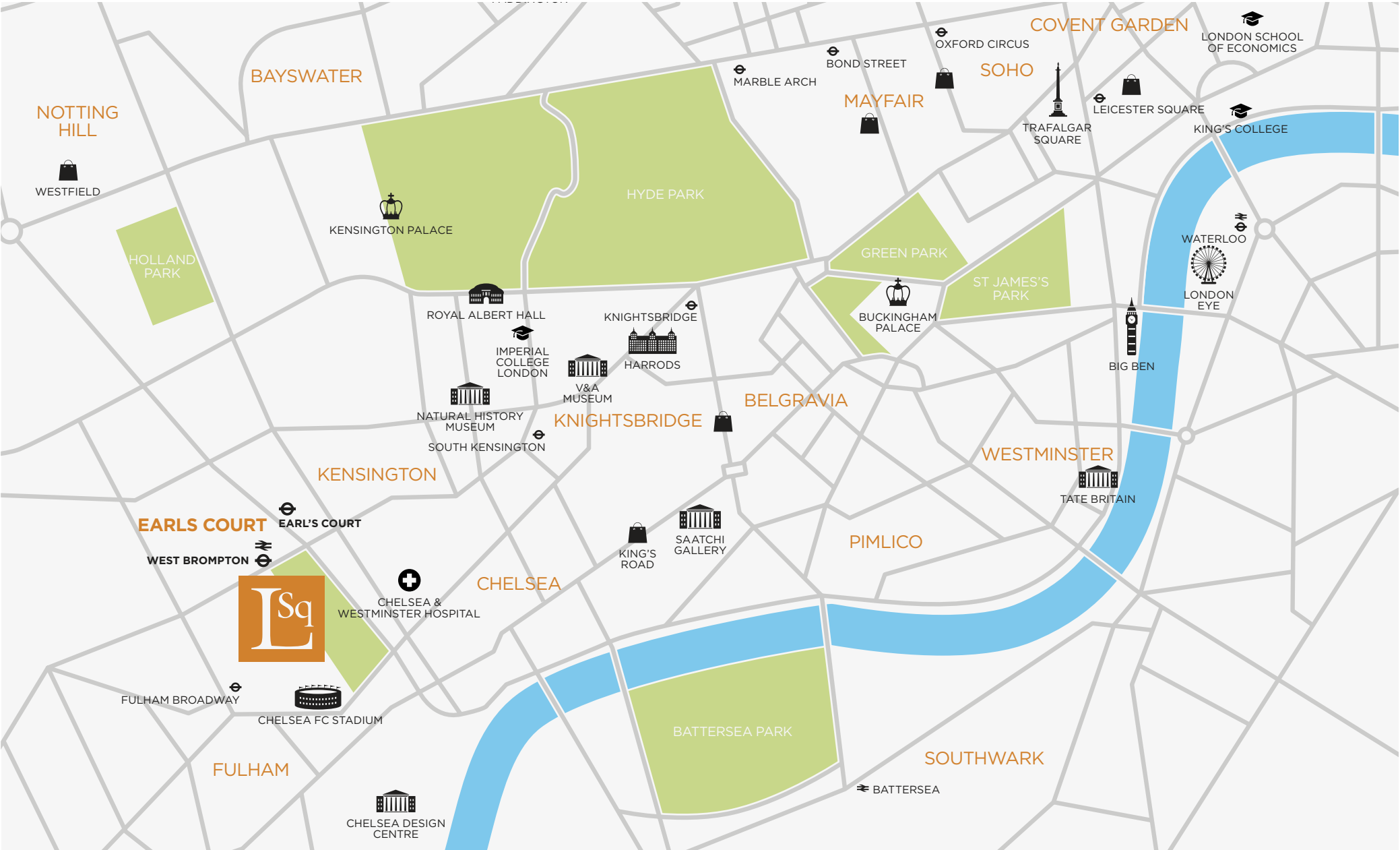
STEP OUT INTO LONDON

From your home at Lillie Square, the best of London is just minutes away – from iconic London landmarks like Big Ben and the London Eye, to world-class schools, colleges and universities.

For art lovers, Tate Modern and the Saatchi Gallery showcase the best in contemporary art, while the Royal Albert Hall provides a superb setting for music and cultural events.

Whether you want to shop for luxury brands, watch Premier League football, sample the finest cuisine, or dance the night away, everything you could ask for is just around the corner.

BUCKINGHAM PALACE		HARRODS		OLD BROMPTON ROAD	
Tube	20 mins	Tube	20 mins	By car	4 mins
By car	14 mins	By car	9 mins		
CHELSEA DESIGN CENTRE		HOUSES OF PARLIAMENT		ROYAL ALBERT HALL	
Tube	11 mins	Tube	20 mins	Tube	15 mins
By car	7mins	By car	18 mins	By car	7 mins
CHELSEA FC STADIUM		IMPERIAL COLLEGE LONDON		SAATCHI GALLERY	
Tube	8 mins	Tube	15 mins	Tube	17 mins
By car	6 mins	By car	8 mins	By car	10 mins
CITY OF LONDON		KING'S ROAD		SLOANE SQUARE	
Tube	33 mins	Tube	15 mins	Tube	16 mins
By car	30 mins	By car	7 mins	By car	10 mins



CONTACT

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