

A close-up photograph of a lily plant, showing vibrant green, elongated leaves and several white flowers with yellow centers. The lighting is bright, creating a soft, natural feel.

L^{Sq}

Lillie Square
The Garden Collection:
2 bed apartments with study





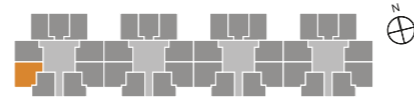
INTRODUCING LILLIE SQUARE

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

- Duplex apartment
- Study
- 3m ceiling heights in living areas
- Floor to ceiling windows throughout
- Generous private terrace
- Spacious master bedroom with en-suite bathroom
- Two further bathrooms
- Bulthaup kitchen
- Miele appliances
- Underfloor heating
- Comfort cooling
- Flexible living accommodation

3 LILLIE SQUARE EAST PLOT C.0.2 APARTMENT G.02



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2 BED AND STUDY

LOWER GROUND FLOOR

| | | |
|-------------|--------------|-----------------|
| LIVING AREA | 3.65M X 7.7M | 12' 1" X 25' 3" |
| STUDY | 2.65M X 3.5M | 8' 10" X 11' 6" |
| TERRACE | 28.05 SQ M | 302 SQ FT |

GROUND FLOOR

| | | |
|----------------|--------------|------------------|
| BEDROOM 1 | 3.6M X 4.35M | 11' 10" X 14' 5" |
| BEDROOM 2 | 4.05M X 3.0M | 13' 4" X 10' 0" |
| JULIET BALCONY | | |

| | | |
|---------------------|------------|-------------|
| TOTAL INTERNAL AREA | 110.3 SQ M | 1,187 SQ FT |
|---------------------|------------|-------------|

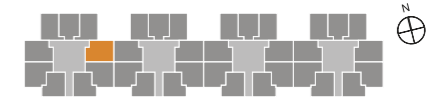
GROUND FLOOR



LOWER GROUND FLOOR



3 LILLIE SQUARE EAST PLOT C.0.6 APARTMENT G.07



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2 BED AND STUDY

LOWER GROUND FLOOR

| | | |
|-------------|---------------|-----------------|
| LIVING AREA | 3.8M X 6.75M | 12' 6" X 22' 2" |
| STUDY | 2.95M X 2.65M | 9' 8" X 8' 9" |
| TERRACE | 21.9 SQ M | 235 SQ FT |

GROUND FLOOR

| | | |
|----------------|--------------|-----------------|
| BEDROOM 1 | 3.7M X 4.45M | 12' 3" X 14' 9" |
| BEDROOM 2 | 4.05M X 3.0M | 13' 4" X 10' 0" |
| JULIET BALCONY | | |

| | | |
|---------------------|------------|-------------|
| TOTAL INTERNAL AREA | 114.6 SQ M | 1,233 SQ FT |
|---------------------|------------|-------------|

GROUND FLOOR



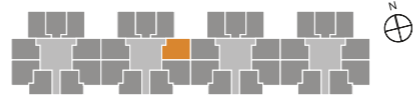
LOWER GROUND FLOOR



5 LILLIE SQUARE EAST

PLOT C.0.14

APARTMENT G.07



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2 BED AND STUDY

LOWER GROUND FLOOR

| | | |
|-------------|---------------|-----------------|
| LIVING AREA | 3.8M X 6.75M | 12' 6" X 22' 2" |
| STUDY | 2.95M X 2.65M | 9' 8" X 8' 9" |
| TERRACE | 21.6 SQ M | 232 SQ FT |

GROUND FLOOR

| | | |
|----------------|--------------|-----------------|
| BEDROOM 1 | 3.7M X 4.45M | 12' 3" X 14' 9" |
| BEDROOM 2 | 4.05M X 3.0M | 13' 4" X 10' 0" |
| JULIET BALCONY | | |

| | | |
|---------------------|------------|-------------|
| TOTAL INTERNAL AREA | 114.6 SQ M | 1,233 SQ FT |
|---------------------|------------|-------------|

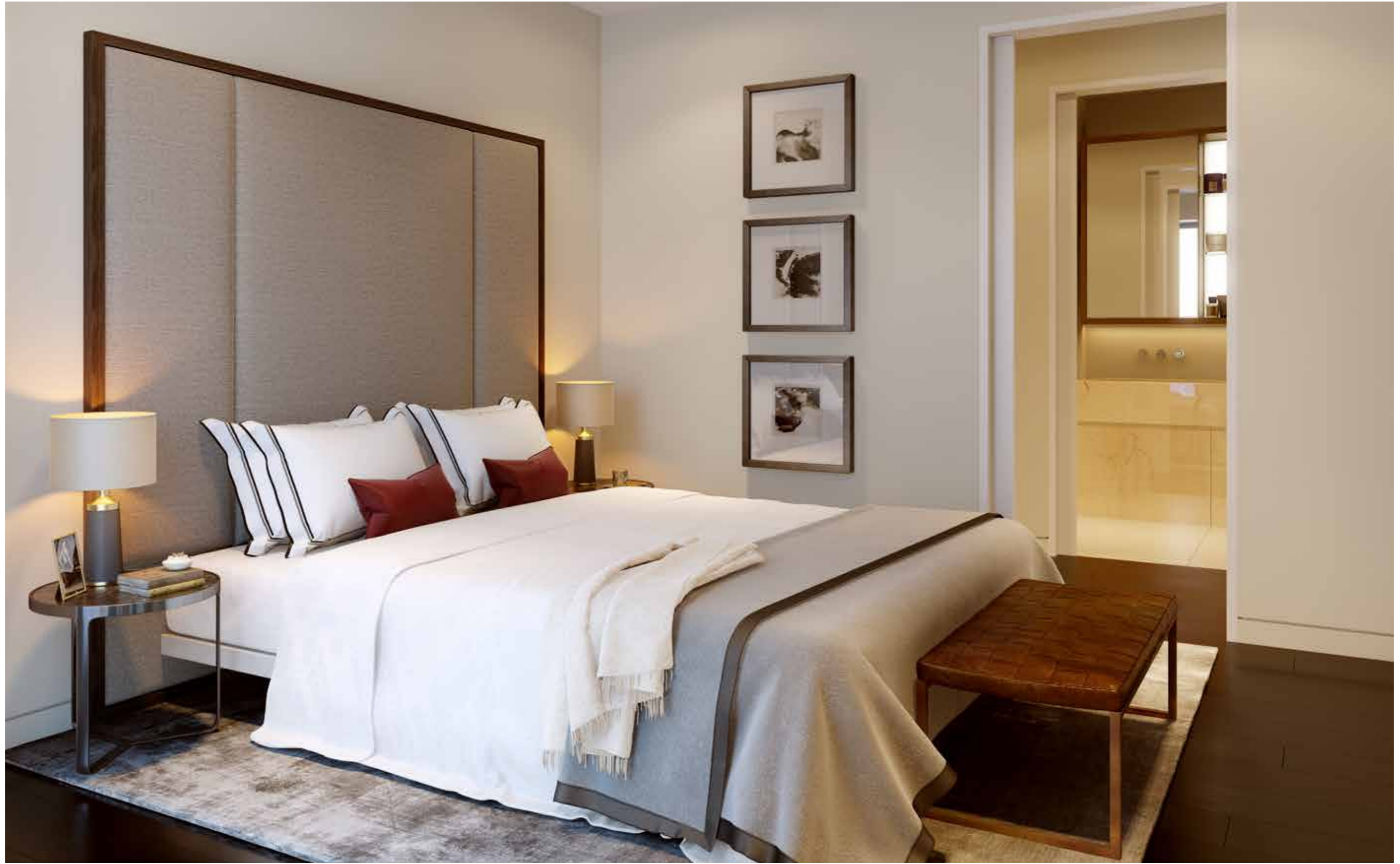
GROUND FLOOR



LOWER GROUND FLOOR









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.

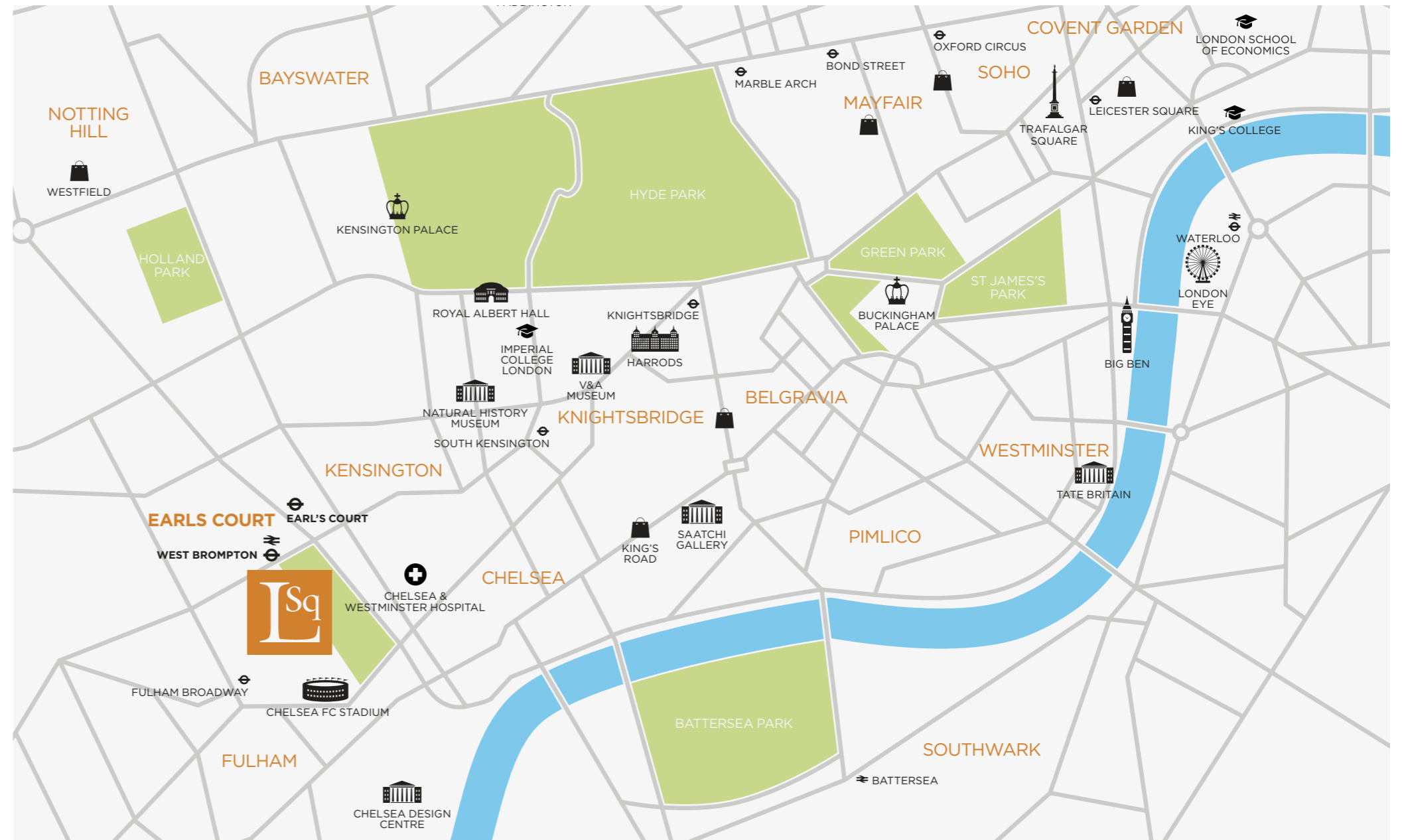
STEP OUT INTO LONDON

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 |



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