

PENTHOUSE B.13.2  
THIRTEENTH FLOOR

# One Lillie Square

Lillie Square



# INTRODUCING LILLIE SQUARE

As the first development in Terry Farrell and Partners' Earls Court Masterplan, 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, wine cellar, spa, and gym, all complemented by 24-hour security and the 5-star services of the Lillie Square Concierge.

## APARTMENT KEY FEATURES

- Flexible living and dining area
- Impressive kitchen island
- Floor to ceiling windows throughout
- Beautiful stone bathrooms
- Private balcony overlooking the Garden Square





**3 BED**

LIVING AREA	8.3M X 7.5M	27' 4" X 24' 7"
MASTER BEDROOM	4.4M X 3.7M	14' 6" X 12' 2"
GUEST BEDROOM 1	4.6M X 3.0M	15' 1" X 9' 9"
GUEST BEDROOM 2	3.2M X 2.6M	10' 7" X 8' 5"
TOTAL INTERNAL AREA	144.2 SQ M	1,579 SQ FT



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PHOTOGRAPH OF SHOW APARTMENT BATHROOM, FOR INDICATIVE PURPOSES ONLY



PHOTOGRAPH OF SHOW APARTMENT LIVING AREA, FOR INDICATIVE PURPOSES ONLY



PHOTOGRAPH OF SHOW APARTMENT MASTER BEDROOM, FOR INDICATIVE PURPOSES ONLY

# SPECIFICATION

## KITCHEN

Feature island with technical stone wrap.

Technical stone worktop.

Franke stainless steel under-mounted bowl and half sink.

Contemporary Dornbracht mixer tap and contemporary Dornbracht instant hot water tap.

LED downlighters integrated in underside of wall units.

Bulthaup compartmentalised waste storage under sink.

Integrated appliances:

- Gaggenau full surface induction hob
- Gaggenau oven
- Gaggenau warming drawer
- Gaggenau microwave
- Gaggenau extractor fan
- Wine cooler
- Separate Gaggenau fridge and freezer
- Gaggenau dishwasher
- Siemens combined washer/dryer situated in hall cupboard

## BATHROOMS

Walls finished with natural stone and full height glass.

Natural stone floor finish.

Enamelled steel bath

Natural stone bath panel

Natural stone surround over bath.

Bespoke wall mounted mirrored cabinet with integrated lighting and internal shaver socket.

Bespoke under sink drawer and concealed storage unit.

Contemporary towel rail with heated wall area.

Dornbracht contemporary brassware.

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

Thermostatically controlled shower.

Dornbracht hand-held shower integrated into bath top.

Glazed shower screen.

Underfloor heating.

## FLOORING

High quality engineered timber floor to living space and hallways.

Luxury carpet to bedrooms.

## DOORS

Full height solid core entrance door, internal doors, frames and wall panels.

High quality door furniture throughout.

## WARDROBES

Fitted timber veneer to doors and facing panels with internal fittings to include high level shelf, hanging rail and internal lighting.

Full height mirror facing to selected doors.

## DECORATION

Painted finish to walls, ceiling, skirting and door frames.

## BALCONY

Metal balcony structure with glass balustrades and stainless steel handrail.

## 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.

Scene setting lighting control to all principal rooms.

Feature ceiling coffer detail with concealed lighting to selected rooms.

Provision for table and floor lamps to be connected to a 5 amp lighting circuit in living room.

## 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.

Pre-wiring for whole house integrated media system incorporating IT, audio/visual and lighting.

\*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 apartment entrance 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 surveillance to all 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.

Apartment entrance doors are pre-wired for installation of an intruder alarm system.

## 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
- Private exercise room\*
- Spa treatment rooms\*
- Private cinema room\*
- Private function room\*
- Residents' lounge
- Wine storage\*
- Children's playroom
- Coffee bar 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.

Two 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, blocks and Clubhouse.

EPC rating: B.