



Lillie Square

Earls Court
London

DEVELOPMENT PARTNER
LONDON SQUARE

FACT SHEET

WELCOME TO
LILLIE SQUARE

Set within 7.5 acres of beautifully landscaped gardens in the heart of West London, moments away from Chelsea, Fulham and Kensington, Lillie Square is an established residential development that combines contemporary architecture with exceptional lifestyle amenities.

With sixteen beautifully appointed homes remaining, this is a rare opportunity to own a home in one of London’s most desirable neighbourhoods.

DEVELOPER

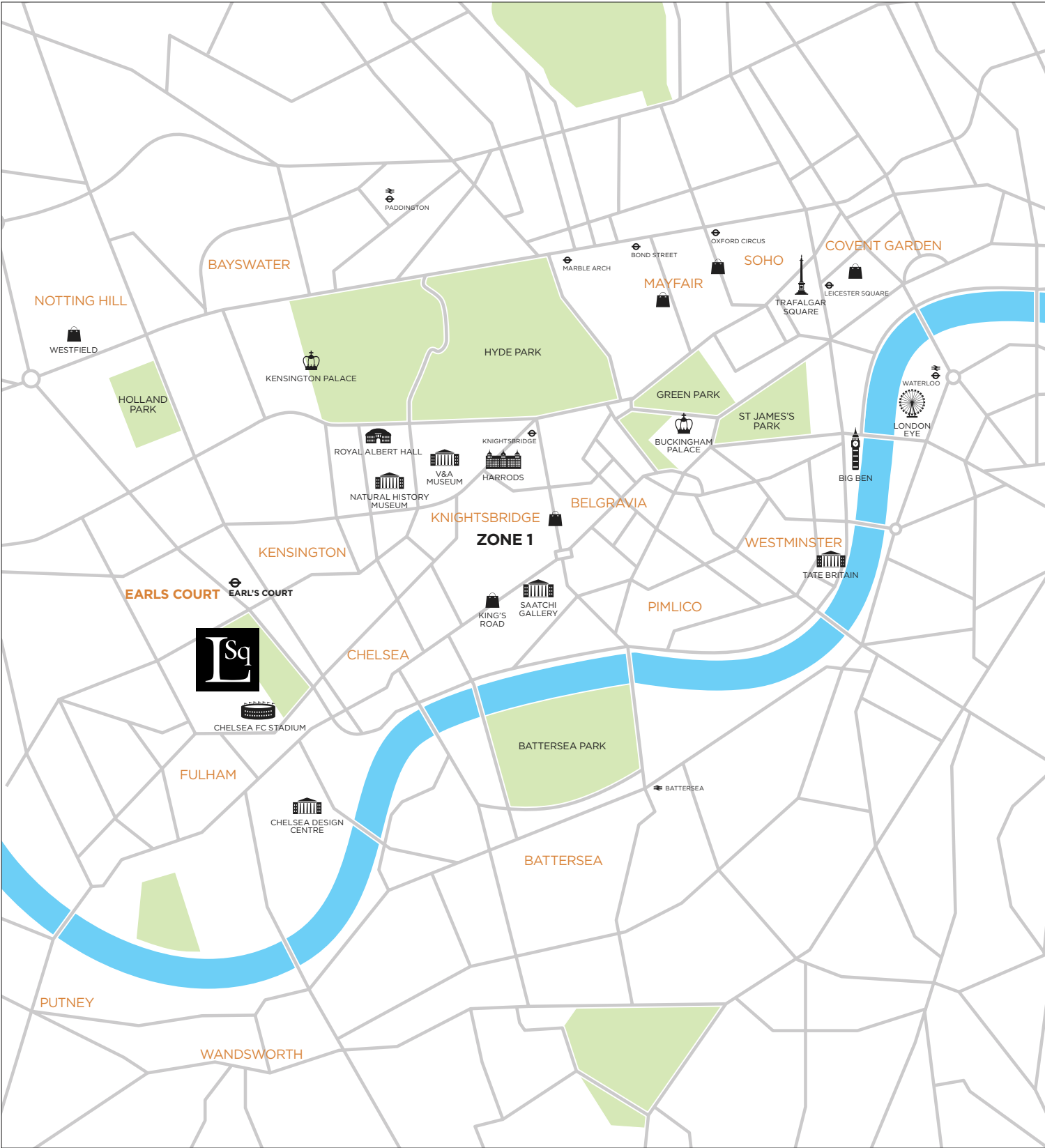
Lillie Square GP Limited and
Lillie Square Nominee Limited

LOCATION

Lillie Square, Earls Court, London SW6

WORLD-CLASS
DESIGN TEAM

Terry Farrell & Partners – Masterplanning
Paul Davis & Partners and EPR Architects
Andy Sturgeon – Landscape design
Richards Basmajian – Clubhouse design



MAP IS ILLUSTRATIVE ONLY AND NOT TO SCALE.

TRAVEL TIMES

Four minute (0.2 miles) walk from West Brompton Station via Seagrave Road.

Ten minute walk (0.4 miles) from Earl’s Court Station (Warwick Road Entrance).

Fourteen minute (0.5 miles) walk from Fulham Broadway Station.

Note: All travel times are taken from Google Maps and are approximate only.

JOURNEY TIMES FROM
EARL’S COURT STATION

District and Piccadilly line	
Knightsbridge	6 minutes
Hyde Park Corner	7 minutes
Green Park	10 minutes
Covent Garden	14 minutes
King’s Cross St. Pancras	19 minutes

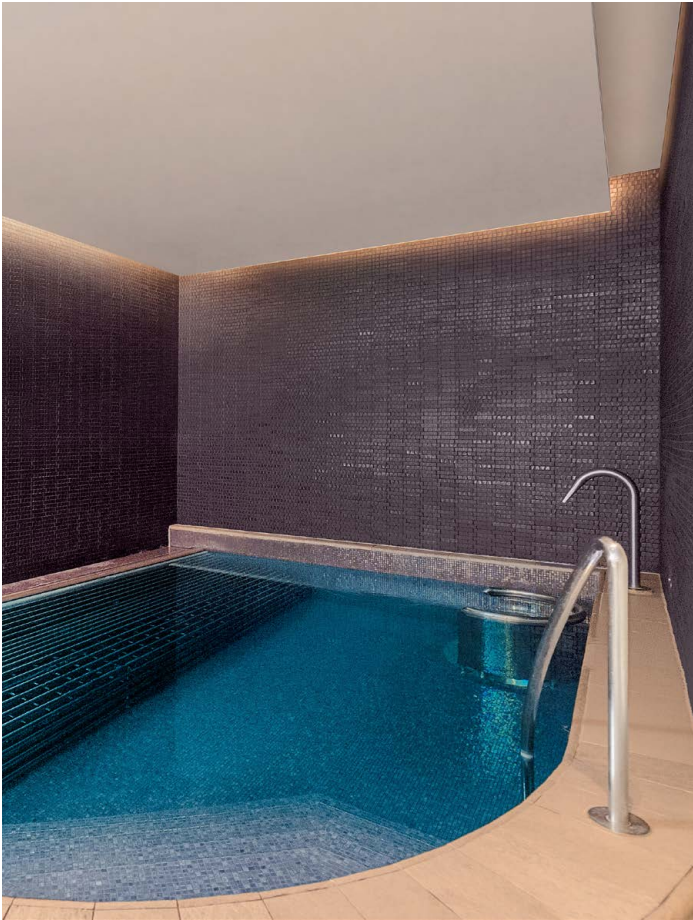
JOURNEY TIMES FROM
WEST BROMPTON STATION

District line and Overground	
Victoria	11 minutes
Oxford Circus	19 minutes
Bank	28 minutes
Canary Wharf	31 minutes
London Heathrow Airport	42 minutes

FACILITIES

The Clubhouse
Residents will have access to the Clubhouse which will be situated at One Lillie Square. The amenities will include:

- Concierge
- Swimming pool
- Sauna and steam room
- Gym and changing rooms
- Screening room
- Yoga studio
- Treatment rooms
- Dining room
- Residents’ lounge
- Children’s playground
- Communal gardens



APARTMENT SPECIFICATION



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 integrated lighting and internal shaver socket
- Bespoke under sink drawer and concealed storage unit
- Contemporary towel rail with heated wall area

- Hansgrohe contemporary brassware
- Thermostatically controlled shower
- 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 door
- High quality door furniture throughout

KITCHEN

- Bulthaup kitchen to all units in dark or light palette
- Technical stone worktop and upstand
- Natural stone worktop for 3 bed apartments with feature island
- Franke stainless steel under-mounted sink
- Contemporary brushed stainless steel mixer tap to all apartments
- LED downlighters integrated in underside of wall units
- Bulthaup compartmentalised waste storage under sink
- Integrated appliances:
 - Miele induction hob
 - Miele oven
 - Miele microwave
 - Miele extractor fan
 - Miele wine cooler (3 bed apartments)
 - Caple 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



WARDROBES

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

CEILINGS

Plasterboard ceilings to all rooms

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

LIGHTING

Lighting will generally comprise low energy LED luminaires throughout

Dimmer light controls where applicable (rocker switches where energy efficient lights used)

Feature ceiling coffer detail with concealed lighting in living rooms, in selected apartments

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

AV, DATA AND TELEPHONE SYSTEMS

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

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 surveillance throughout public areas

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



SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge
Columbia Gardens and One Lillie Square: £14.13 (including building insurance and estate charges)
Three, Five and Seven Lillie Square: £13.09 (including building insurance and estate charges)

Ground Rent
Peppercorn Rent
Council Tax – Local Authority
London Borough of Hammersmith & Fulham
Council Tax Band
Band H – approx. £3,039 per annum

FACTUAL INFORMATION: CHARGES AND TIMELINES

Completion
Completed
Leasehold
999-year lease from 1 January 2015
Warranty
Columbia Gardens and One Lillie Square: 2-year London Square Customer Care Warranty
Three, Five and Seven Lillie Square: 2-year London Square Customer Care Warranty

Parking
Car parking is available to purchase at £85,000
Car Park Service Charge
Columbia Gardens and One Lillie Square: £749.95 per annum
Three, Five and Seven Lillie Square: £676.71 per annum

RESERVATION GUIDELINE

Payment Schedule
– Deposit of £5,000 upon reservation
– 10% deposit payable upon exchange of contract (within 42 days)
– 90% payable upon legal completion

Documents Required
– Original current passport or original identity card
– Proof of address in the form of a utility bill (not mobile phone) or bank statement copy showing every buyer’s name and home address – these items to be less than three months old
– In addition, your solicitor will require written evidence of the source of your deposit monies accumulating in your account
– Original or certified copies required for all buyers

Information provided must match details given on the reservation agreement

Estimated Rental Yields	
One Bedroom:	£3,000–£3,350 pcm
Two Bedrooms:	£4,000–£5,000 pcm
Two Bedrooms and Study Duplex:	£5,500–£5,800 pcm
Three Bedrooms:	£6,500 pcm
Three Bedroom Penthouse:	£11,000 pcm
Four Bedroom Penthouse:	£13,000 pcm



IMPORTANT INFORMATION
DISCLAIMER: This document is intended to provide an indication of the general style of our development and apartment types. Computer generated images are indicative only and do not accurately depict individual plots. London Square operates a policy of continuous development and individual features such as windows and elevational treatments may vary from time to time. To this end, any drawings, photographs or illustrations shown are non-contractual. All furniture is indicative and not supplied. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design and specification at any time for any reason without prior notice. Consequently, these particulars should be treated as general guidance only. Nor do they constitute a contract, part of a contract or a warranty. Travel times and distances are approximate and are sourced via Google Maps from Lillie Square. All details are correct at the time of going to print. July 2026.



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