



A GROUND FLOOR TWO BEDROOM TWO BATHROOM APARTMENT FOR

COLUMBIA GARDENS, LONDON

Guide Price £1,150,000, Leasehold

- EPC Rating = B
- Council Tax = tbc

Situation

Lillie Square is a stand-alone development in Earl's Court where Kensington, Chelsea and Fulham meet. It is part of the larger Earl's Court master plan and 77 acre regeneration scheme designed by Sir Terry Farrell.

Description

Located on the ground floor, this two bedroom apartment is within the popular block of Columbia Gardens at Lillie Square. The apartment is located in the north/eastern side of the development. The accommodation comprises entrance hall, open plan reception/kitchen, two bedrooms with master en suite and separate guest bathroom, garden.

Tenure

Leasehold

Local Authority

Hammersmith and Fulham

Earl's Court

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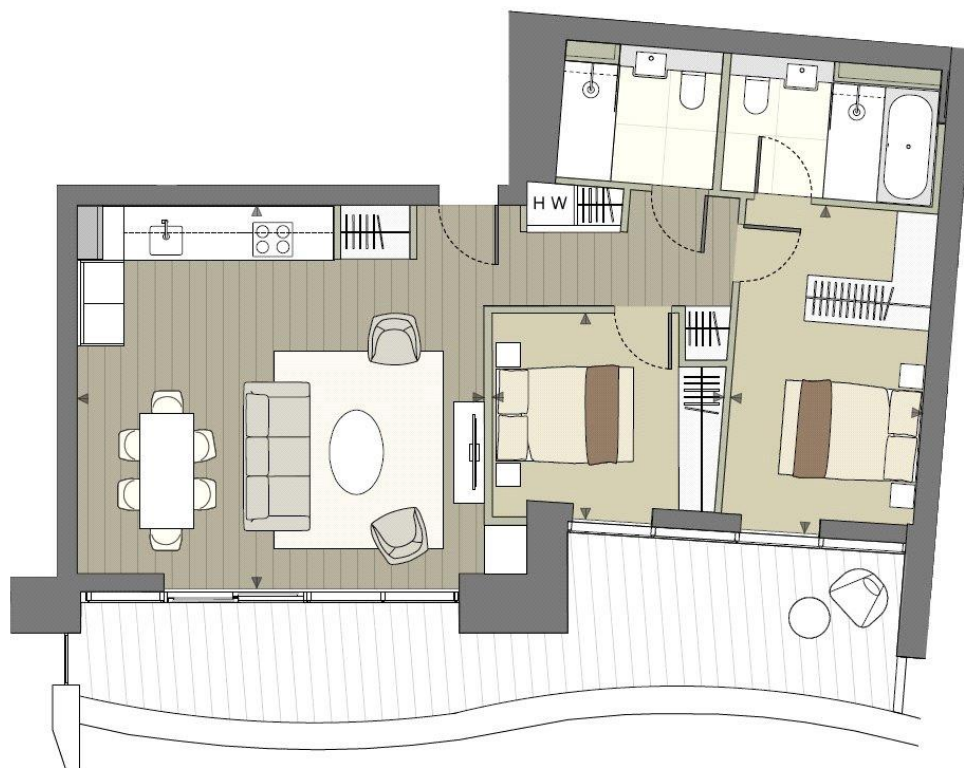
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FLOORPLANS

Gross internal area: 837 sq ft, 77.8 m²



Note:
Floor plan and apartment specification are indicative only and may be subject to change. Furniture and finishes are indicative only.

Key:
H - Heat Interface Unit
W - Combined Washer Dryer



A.G.7

2 Bed
Total Internal Area
77sqm / 837sqft
Living Area
6x5.65m / 19'8"x18'6"
Bedroom 1
2.8m x 4.85m / 9'2"x15'10"
Bedroom 2
3.4m x 3.05m / 11'1"x9'10"
Balcony
21.5sqm / 235sqft

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scale 1:50 @ A3



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Block A Marketing Plan - Unit A.G.7 - Marketing Plans

Phase 1/1A, Lillie Square
Capoo

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC