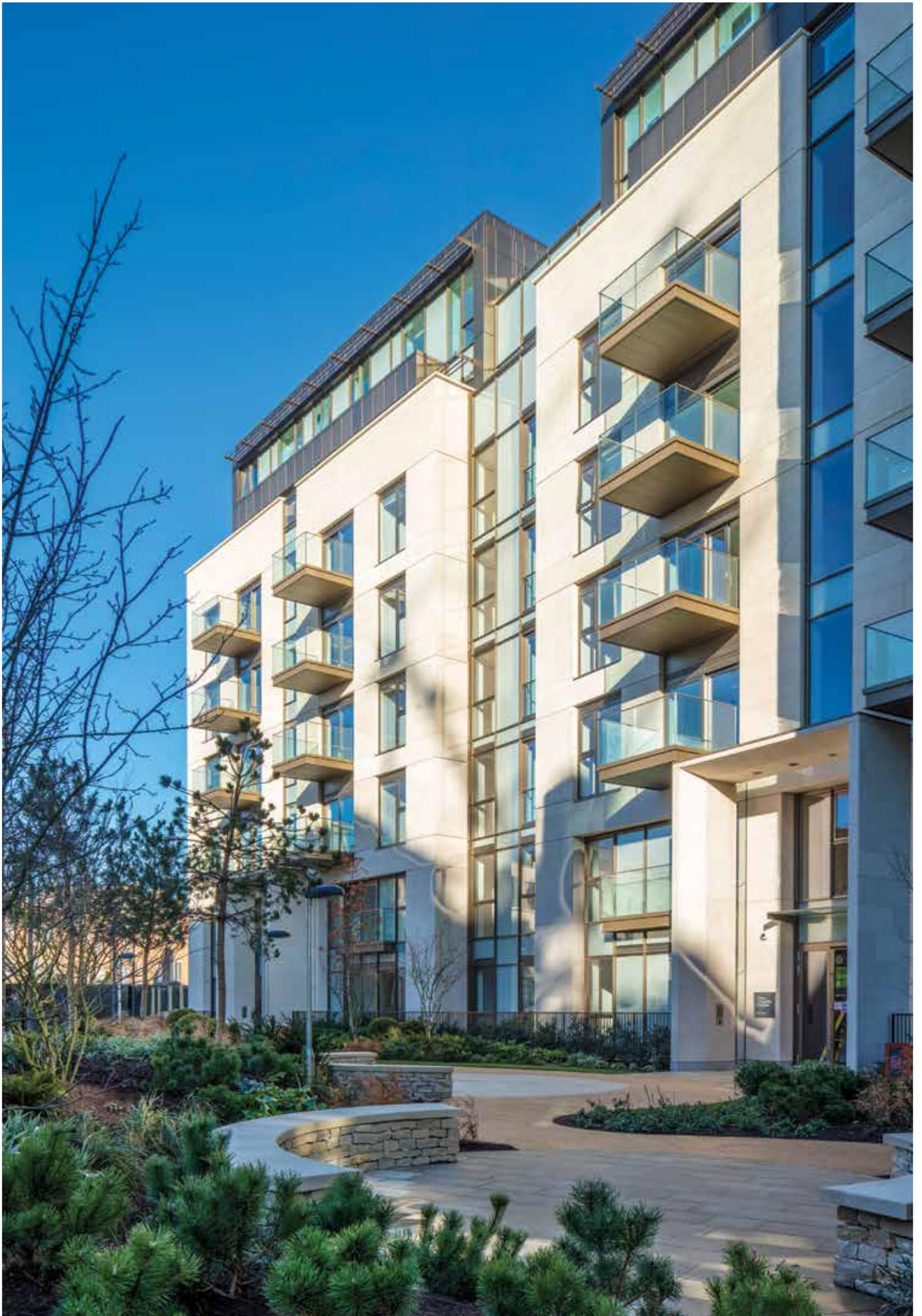




Lillie Square

Earls Court
London



DEVELOPER

Lillie Square LP
(A joint venture between Capco and KFI)

LOCATION

Lillie Square, Earls Court, London SW6

PHASE 2

Lillie Square East 186 apartments:

Three Lillie Square
44 private apartments

Five Lillie Square
44 private apartments

Seven Lillie Square
49 private apartments

Nine Lillie Square
49 private apartments

WORLD-CLASS DESIGN TEAM

Terry Farrell & Partners – Masterplanning

Paul Davis & Partners and EPR –
Architecture

Andy Sturgeon – Landscape design

Richards Basmajian – Clubhouse design

TENURE

999 year lease.

BUILDING INSURANCE

10 year insurance-backed warranty.

DESCRIPTION

First development in Terry Farrell & Partners' wider Earls Court Masterplan.

Collection of luxury 1, 2 and 3 bedroom apartments, garden duplexes and penthouses.

London's newest premium residential development.

Prime west London location with unrivalled transport links across the capital to London's world-class schools, colleges and universities.

Six minutes walk to Earl's Court Underground Zone 1 station – Piccadilly and District lines.

West Brompton Station in close proximity (two minute walk) – District line and London Overground.

Private members' clubhouse with indoor heated swimming pool, gym, health spa, residents' lounge, private dining and private screening room.

Apartment spaces are designed with attention to the premium specification detail expected from a landmark development.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service charge

Estimated £7–£8 psf

Ground rent

One Bedroom £450 pa

Two Bedrooms £550 pa

Two Bedrooms and Study £550 pa

Three Bedrooms £650 pa

Penthouses £1,000 pa

Council tax

London Borough of Hammersmith & Fulham – Council Tax Bands

Council tax levels

1 April 2019 – 31 March 2020

Band	2018/19
A	£721
B	£841
C	£962
D	£1,082
E	£1,323
F	£1,563
G	£1,804
H	£2,165



FACILITIES

The Clubhouse

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

- Heated indoor swimming pool
- Jacuzzi
- Sauna and steam room
- Fully equipped gymnasium
- Residents' lounge
- Coffee bar overlooking gardens
- Private exercise room*
- Beauty treatment rooms*
- Private screening room*
- Private dining room*

*The use of certain facilities are subject to charges and booking.

CONCIERGE

24-hour 5-star concierge.

On-site estate management office.

Monitored CCTV.

TRAVEL TIMES

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

Six minute walk (0.4 miles) from Earl's Court Station (Warwick Road Entrance).

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

Note: All walking times are taken from Walkit.com and have not been verified.

JOURNEY TIMES FROM WEST BROMPTON STATION

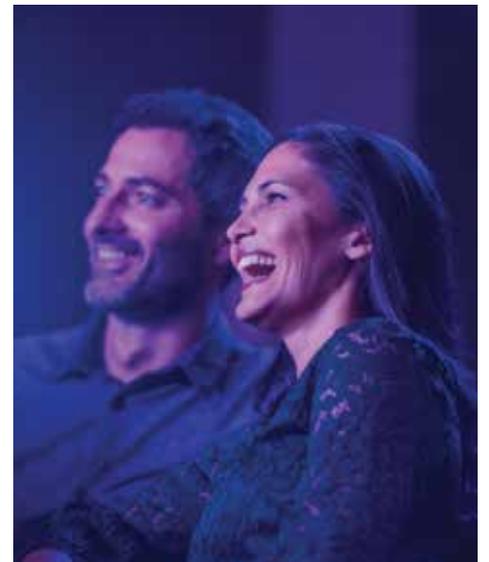
District line and Overground

Victoria	11 minutes
Oxford Circus	19 minutes
Bank	28 minutes
Canary Wharf	31 minutes
London Heathrow Airport	42 minutes

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



TERMS/DOCUMENTATION

Assignment

One assignment will be permitted after the second staged payment has been made but no earlier than 12 months after exchange of contracts.

Terms of payment

1. A non-refundable deposit of £2,000 payable (by way of credit card) upon reservation via Howard Kennedy Solicitors.
2. Exchange of Contracts – 10% of purchase price (less reservation deposit), payable on exchange, i.e. within 21 calendar days of reservation.
3. A further 10% staged payment will be due 12 months after exchange of contracts.
4. The balance of the purchase price is payable upon completion.
5. Where completion is due within 12 months of exchange of contracts 90% of the purchase price will be paid (the balance) on completion.

DOCUMENTATION REQUIRED FOR EXCHANGE OF CONTRACTS

Required documentation for personal purchase

In respect of individuals, the following will need to be provided to the purchaser's solicitors before they can accept the reservation fee:

- Photo identification – certified passport or ID card; and
- Proof of address – certified current utility bill or bank statement no older than three months. Mobile bills will not be accepted.

Please be advised that the solicitors must have the signed and certified original copies of the above.

CONTRIBUTION TOWARDS CONVEYANCING FEES

Sales up to £1,000,000	£1,750
Sales over £1,000,000	£2,350

Contribution only payable if purchasers use panel purchasers' solicitors and will be deducted from monies due on completion.

LILLIE SQUARE – DEVELOPER'S SOLICITORS AND PANEL SOLICITORS

Developer's Solicitor

Howard Kennedy LLP

T: +44 (0)20 3755 5396

E: rosaleen.joseph@howardkennedy.com

No. 1 London Bridge

London SE1 9BG

Panel Purchasers' Solicitors

Forsters LLP

T: +44 (0)20 7863 8417

E: chris.myers@forsters.co.uk

31 Hill Street

London W1J 5LS

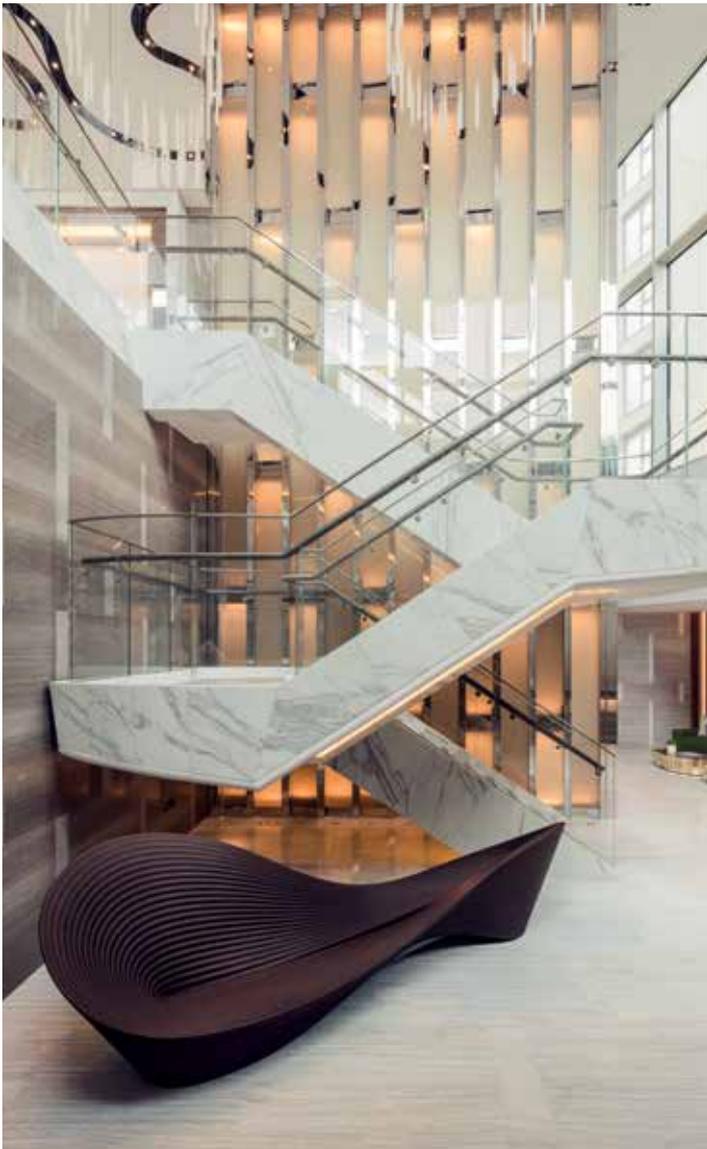
Riseam Sharples

T: +44 (0)20 7836 9555

E: rsinfo@rs-law.co.uk

2 Tower Street

London WC2H 9NP



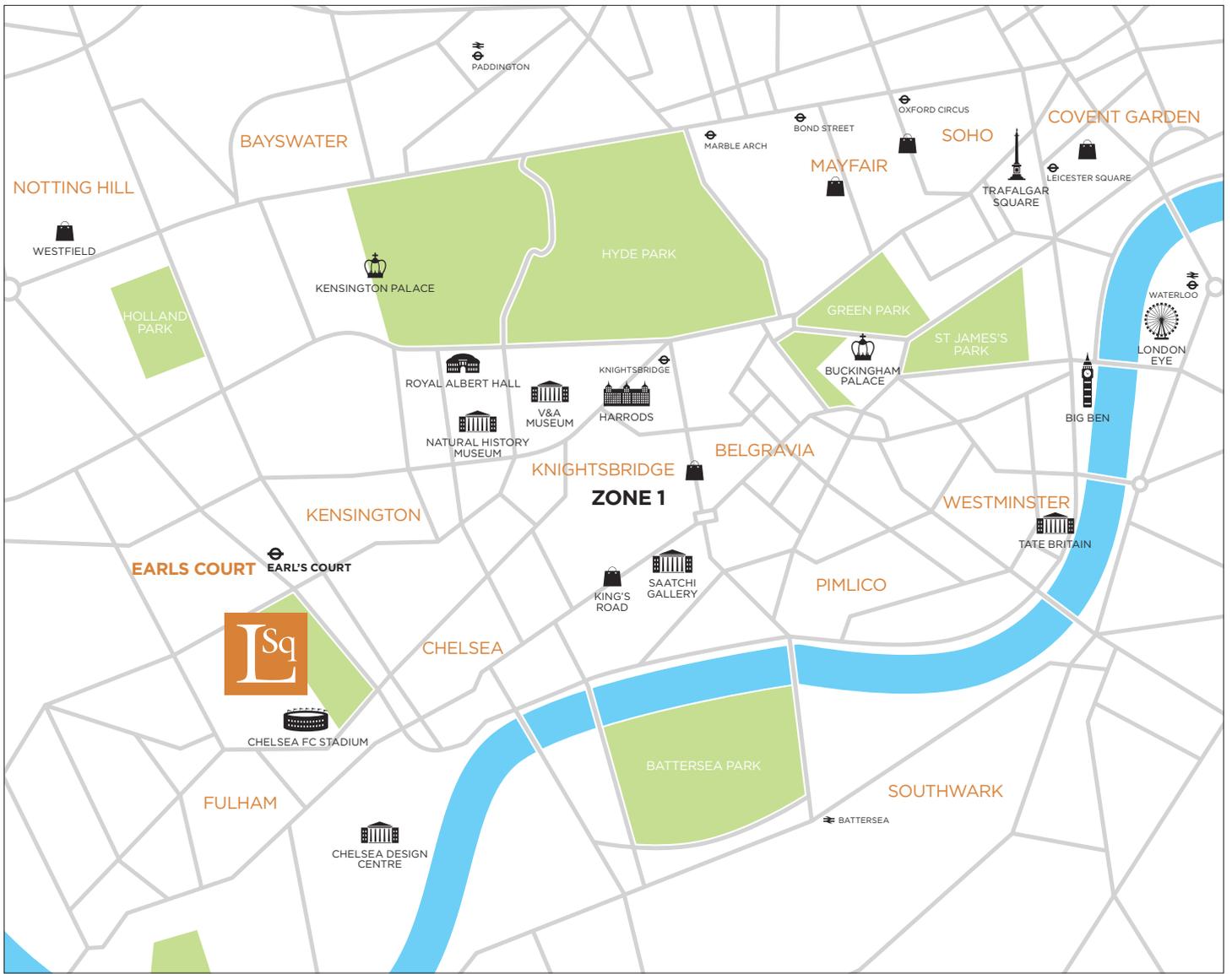
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A joint venture between Capco and KFI

capco  | **KFI**





LILLIE SQUARE LP

Lillie Square is owned and developed by Lillie Square LP, a joint venture between Capital & Counties Properties PLC (“Capco”) and interests of certain members of the Kwok family (“KFI”).

Capco is one of the largest listed property companies in central London with two landmark estates at Earls Court and Covent Garden. Through asset management, strategic investment and selective development, Capco aims to create and grow value. Its creative place-making has transformed Covent Garden into a leading retail and dining destination. At Earls Court, Capco has a large scale strategic opportunity in central London with the flexibility to evolve with the needs of London. Earls Court represents one of the most important mixed-use development opportunities.

KFI represents interests of certain members of the Kwok family. Interests of the Kwok family are major shareholders of Sun Hung Kai Properties Limited, one of the largest and most highly reputable real estate companies listed on the Hong Kong Stock Exchange.



IMPORTANT INFORMATION

Whilst the information in this brochure is believed to be correct, it is intended for guidance only and its accuracy is not guaranteed. This brochure does not constitute an offer. No representation or warranty, express or implied, is made in respect of any of the properties or the development or any other information set out in this brochure. No information set out in this document shall form the basis of a contract. Specific professional or specialist advice should be obtained before doing anything on the basis of the content of this brochure.

The specification of the apartments is the anticipated specification at the brochure publication date set out below. Dimensions set out in this brochure are approximate and the actual constructed sizes may be different. All specifications, designs, layouts, sizes, dimensions, plans, images, computer-generated images and photographs are indicative only and may be subject to change including, without limitation, any relating to the apartments and the Clubhouse and other facilities.

Furniture and accessories shown in the computer-generated images and photographs are not included in the sales. Reference to travel times and distances are for guidance and have not been verified.

Lillie Square is a marketing name only and may not form part of any approved postal address relating to the development.

Lillie Square LP assumes no responsibility and, to the fullest extent legally permissible, shall not be liable to any person for any loss, damage or expense caused by reliance on the information in this brochure.

Neither the agents nor any of their employees, officers or agents has any authority to make or give any representations or warranty whatsoever in relation to the development or any part of it.

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

Fact sheet publication date: July 2019

