



LILLIE ROAD, SW6 £775,000 LEASEHOLD

A beautifully presented two bedroom, one bathroom, split level maisonette in Fulham with private South facing roof terrace and potential to extend (subject to the usual planning consents).

Fulham & Parsons Green | 020 7731 3388 | fulham@winkworth.co.uk

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DESCRIPTION:

This well proportioned flat is situated on the first and second floor, spans over 1086 Sq. Ft and benefits from its own entrance. On the first floor there is a large open planned sitting room with an area which can be used for dining or a study. This characterful room which has an original fireplace and floorboards, is flooded with natural light and is perfect for entertaining. There is also a separate well-equipped kitchen with a good balance of wall and base units on this floor.

On the second floor there are two, good sized, double bedrooms one of which has a large built in storage cupboard. Both bedrooms are served by a bathroom. The South facing roof terrace is accessed from the landing and has wonderful views over Fulham. The flat benefits from plenty of built in storage throughout.

The flat is within easy walking distance of Fulham Broadway, Barons Court and West Brompton underground stations (District Line & Piccadilly Line, Zone 2), as are the numerous bus routes on the Lillie Road and the Dawes Road that head towards Fulham Broadway, Chelsea, central London and beyond. Opposite the property is the recently re-developed Normand Park by where there is a large children's play area and 'Fulham Pools', which includes a very popular Virgin Active gym.





LILLIE ROAD, SW6
Approximate gross internal area
1078 sq ft / 100.15 sq m

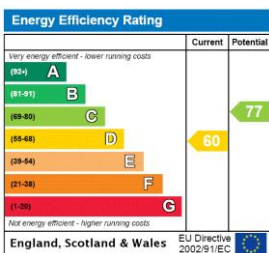


Key :
CH - Ceiling Height



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Leasehold

Term: 96 year and 5 months

Service Charge: est. £1596

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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