



LILLIE ROAD, SW6  
**£675,000 LEASEHOLD**

**A wonderfully bright and well proportioned two bedroom flat in a luxurious modern new build in the heart of Fulham.**

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## DESCRIPTION:

A wonderfully bright and well proportioned two bedroom flat in a luxurious modern new build in the heart of Fulham.

This second-floor apartment offers a well balanced layout designed for modern living, featuring two bedrooms, an open-plan kitchen and reception room, a family bathroom and a private balcony. The property also benefits from having lift access, secure underground parking with bike storage and a fabulous communal terrace.

With its practical and modern layout, this flat is ideal for professionals, small families or those looking for a comfortable and stylish home.

The property is conveniently located with access to several transport links including Hammersmith, Barons Court, Werst Brompton and Parsons Green. It is also situated on a quiet road overlooking the Fulham



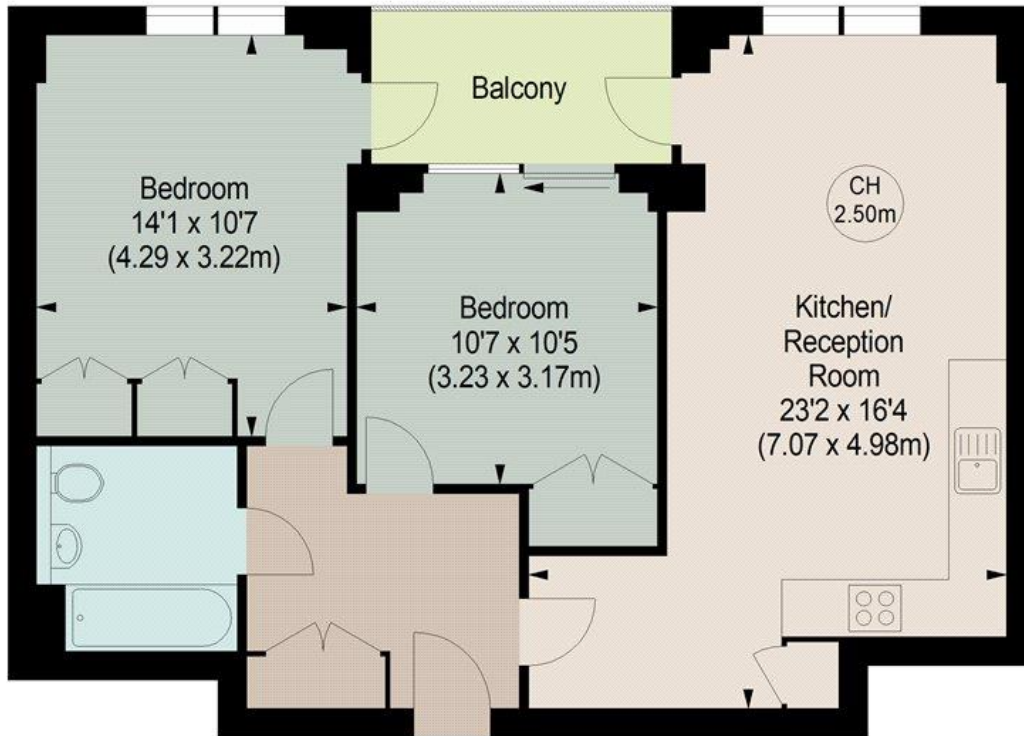


# MACKENZIE HOUSE, SW6

Approximate gross internal area

679 sq ft / 63.08 sq m

Key :  
CH - Ceiling Height



## SECOND FLOOR

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS standards.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Leasehold

**Term:** 993 year and 11 months

**Service Charge:** £0 per annum

**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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