



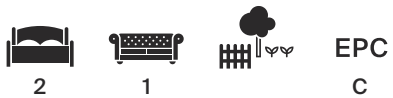
Lillie Road, Fulham, London **SW6**

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# Lillie Road, Fulham, London SW6

Upon entry, you're greeted by a large hallway with useful storage under the stairs and a double bedroom with an en-suite bathroom. The principal bedroom has a large en suite shower and separate dressing room with direct access into the private garden. The third bedroom/study is positioned off the spacious open plan living room. The eat-in kitchen has direct access into the garden. The property also benefits from a separate utility room. As well as gas central heating, there is underfloor heating. This wonderful flat, although on a main road, all bar one room backs onto a quiet, peaceful garden. The vendor is in the process of organising a new 999-year lease with peppercorn rent and service charge.



**Guide price:** £800,000

**Tenure:** Share of freehold

**Service charge:** Please contact the office for further information

**Peppercorn rent:** Please contact the office for further information

**Local authority:** London Borough of Hammersmith & Fulham

**Council tax band:** E





## Location

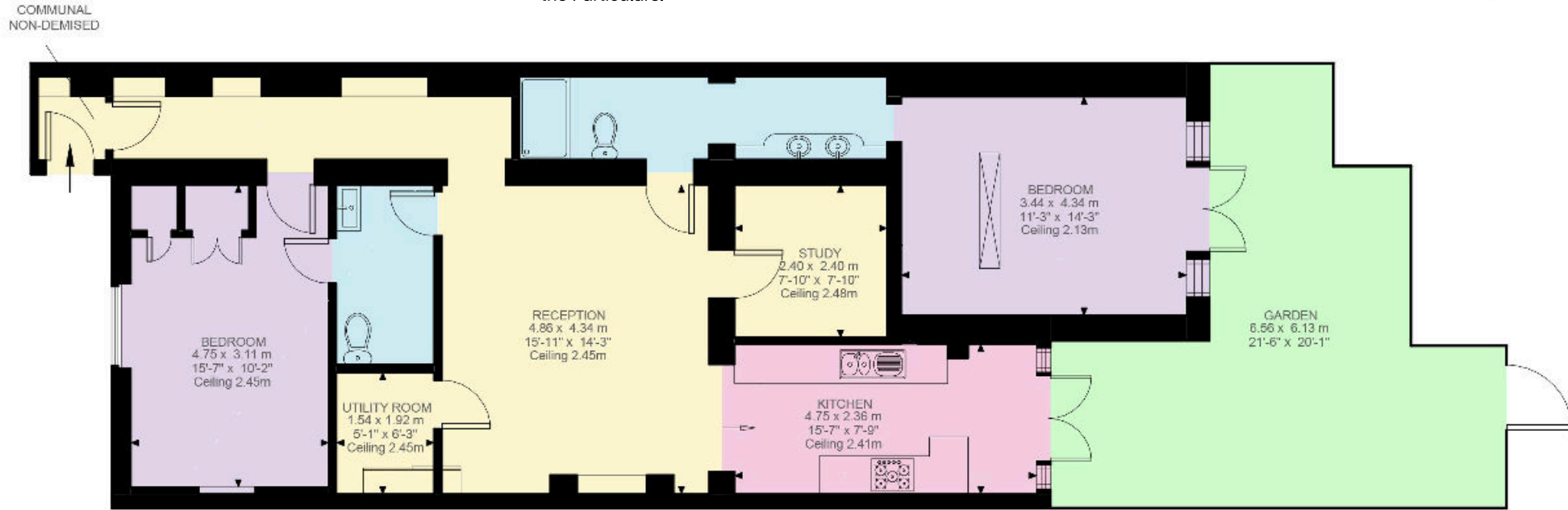
This property is positioned on the popular Lillie Road near West Brompton Station (District Line & Overground). The local shops, cafes and amenities of Fulham Broadway are within walking distance, as well as the popular markets on North End Road.



## Approximate Gross Internal Floor Area

1140 sq ft / 105.93 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Lower Ground Floor  
1095 ft<sup>2</sup>

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2022. Photographs and videos dated December 2022.

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