



Lillie Road, Fulham, **SW6**



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A charming two/three bedroom apartment with over 1,000 sq ft of well-appointed space. Entering through the entrance hallway, to the front of the property is a double bedroom with en suite bathroom and a spacious reception room with dining area. Leading off from the reception is the eat-in kitchen providing additional dining space and direct access to the garden. The principal bedroom has a large en suite shower room and the benefit of a separate dressing area and access to the outdoor space. The inclusion of a third bedroom/study, a utility room and underfloor heating adds practicality and comfort to the property. This wonderful flat, although on a main road, all bar one room backs onto a quiet, peaceful garden.



Guide price: £800,000

Tenure: Leasehold: approximately 999 years remaining

Service charge: We have been unable to obtain the service charge

Ground rent: Peppercorn

Local authority: London Borough of Hammersmith & Fulham

Council tax band: E







The vendor is in the process of organising a new 999-year lease which will include peppercorn ground rent and a service charge the amount of which is to be confirmed. We are informed by the vendor that planning for a loft extension to the freehold property that this leasehold will be part of. We also understand there is an intention to construct a small conservatory in the outside space of the freehold property. You should ensure you discuss this with your advisors.

Location

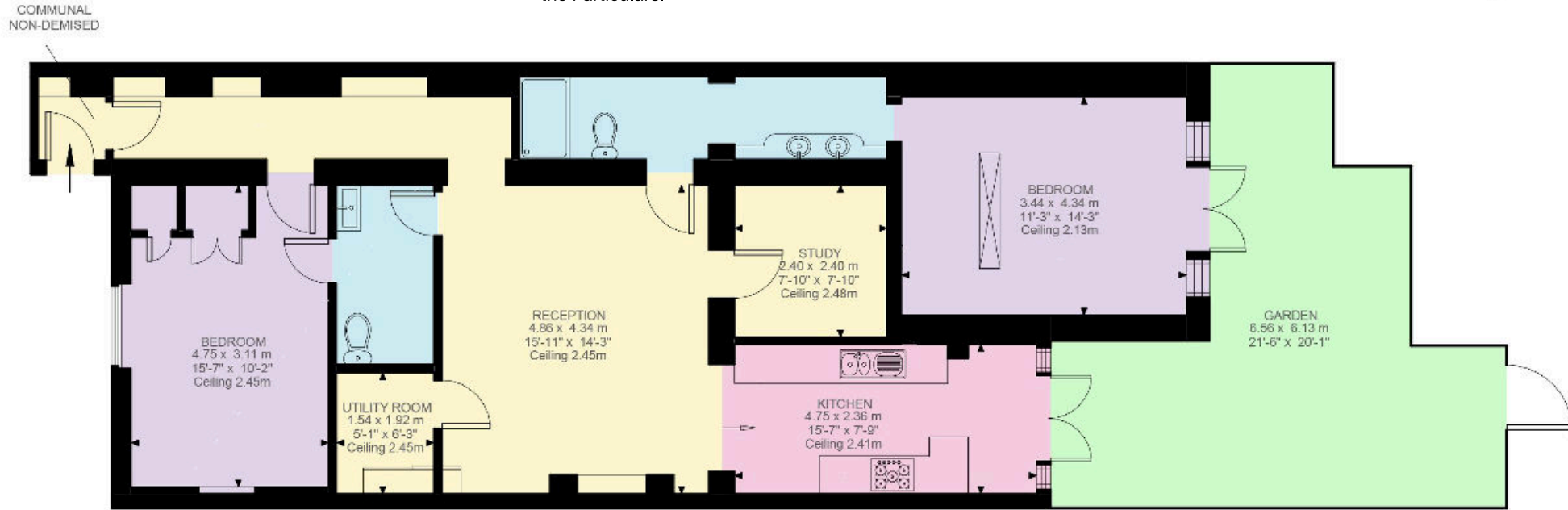
The property is positioned on the popular Lillie Road near West Brompton Station (District Line & Overground). The local shops, cafes and amenities of Fulham Broadway are nearby, as well as the popular markets on North End Road.



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 ft²

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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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