

Lilyville Road Fulham, SW6 5DP

£1,700 PCM



Spacious top floor one bedroom in a beautiful period conversion located on a quiet residential road, just 8 minutes walk to Parsons Green tube station (District line zone 2), and close to the amenities of Fulham Road including cafes and restaurants.

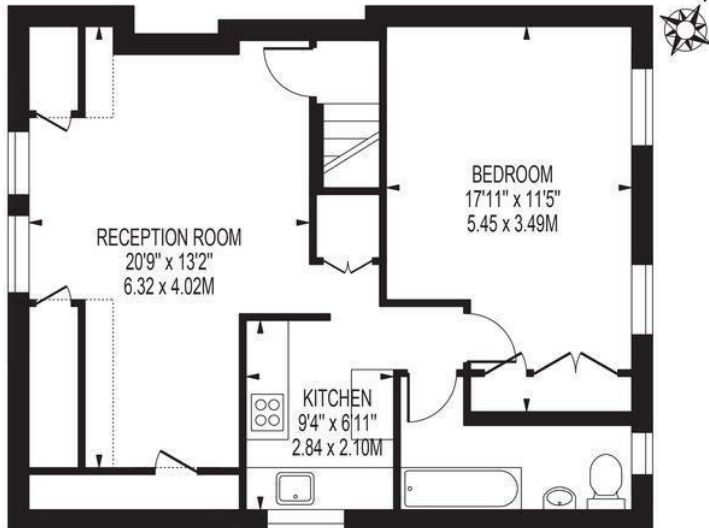
The property features large rooms, fantastic wardrobe space and separate kitchen with appliances. EPC band C. Council tax band C.

LILYVILLE ROAD

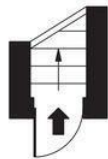
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 635 SQ FT - 58.96 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 68 SQ FT - 6.30 SQ M



SECOND FLOOR



FIRST FLOOR ENTRANCE

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Spacious one bedroom conversion flat
- Second floor
- Large fitted wadrobes
- Furnished
- 0.4 miles to Parsons Green tube
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band C
- Council tax band D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		