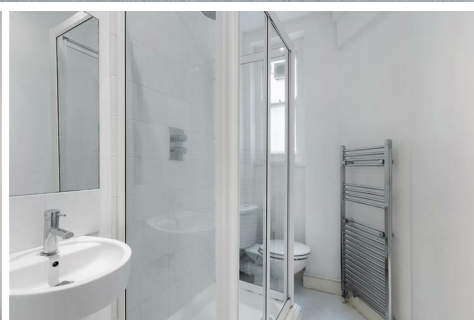


L·D·B

SALES, LETTINGS
& MANAGEMENT



DORSET MANSIONS, LILLIE ROAD

LOCATED IN A RED-BRICK MANSION BLOCK OVERLOOKING LILLIE PARK, THIS FIRST-FLOOR TWO-BEDROOM PROPERTY BOASTS MODERN FITTINGS WITHIN ITS STUNNING VICTORIAN WALLS.

AS YOU ENTER THE FLAT, YOU ARE GREETED BY A SPACIOUS RECEPTION ROOM THAT OVERLOOKS THE PICTURESQUE LILLIE PARK, PROVIDING A SERENE VIEW AND A PERFECT SPOT FOR RELAXATION.

THE FLAT FEATURES TWO BEDROOMS, IDEAL FOR A SMALL FAMILY, PROFESSIONALS, OR THOSE SEEKING A COMFORTABLE SPACE TO UNWIND. THE BATHROOM AND KITCHEN HAVE BOTH BEEN RECENTLY RENOVATED.

SITUATED IN A GREAT LOCATION, THIS PROPERTY BENEFITS FROM EXCELLENT TRANSPORT LINKS AND LOCAL AMENITIES.

THIS FLAT IS A WONDERFUL OPPORTUNITY FOR ANYONE LOOKING TO EMBRACE THE CHARM OF VICTORIAN ARCHITECTURE IN A SOUGHT-AFTER AREA. DON'T MISS YOUR CHANCE TO MAKE THIS DELIGHTFUL PROPERTY YOUR NEW HOME.

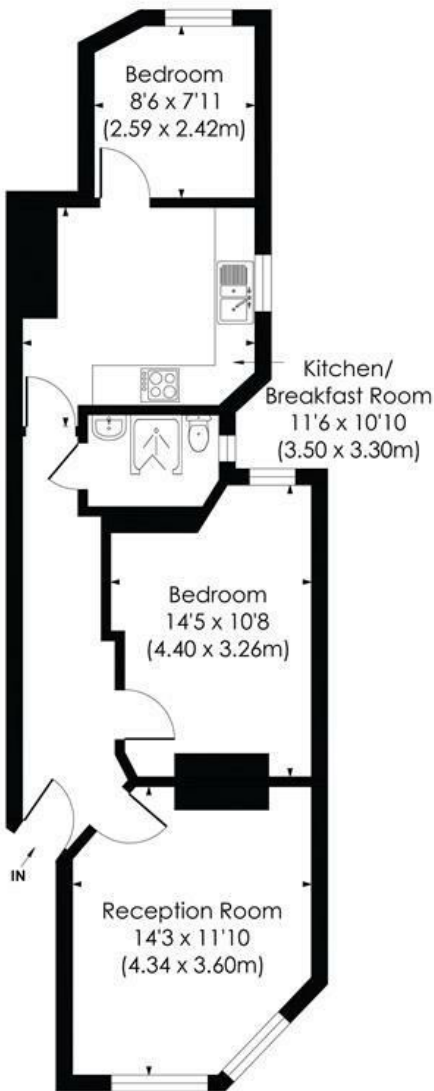
- MANSION BLOCK APARTMENT
- BRIGHT AND SPACIOUS
- WOODEN FLOORING THROUGHOUT
- EXCELLENT TRANSPORT
- LONG LEASE

£495,000

LILLIE ROAD, SW6

Approx. Gross Internal Floor Area

587 Sq. ft/54.49 Sq. m



FIRST FLOOR

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	82
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	