

# L·D·B

SALES, LETTINGS  
& MANAGEMENT



## DORSET MANSIONS, LILLIE ROAD

WELCOME TO THIS CHARMING FLAT LOCATED IN THE DESIRABLE DORSET MANSIONS ON LILLIE ROAD. THIS DELIGHTFUL PROPERTY FEATURES TWO WELL-PROPORTIONED BEDROOMS, MAKING IT AN IDEAL CHOICE FOR STUDENTS OR PROFESSIONALS SEEKING A COMFORTABLE LIVING SPACE.

SITUATED DIRECTLY OPPOSITE IS LILLIE PARK, WHERE RESIDENTS CAN ENJOY THE BEAUTY OF GREEN SPACES RIGHT AT THEIR DOORSTEP, PROVIDING A LOVELY SETTING FOR LEISURELY STROLLS OR OUTDOOR ACTIVITIES.

ONE OF THE STANDOUT FEATURES OF THIS FLAT IS ITS EXCELLENT TRANSPORT LINKS, ENSURING EASY ACCESS TO THE WIDER AREA AND BEYOND. WHETHER COMMUTING TO WORK OR EXPLORING THE VIBRANT LOCAL COMMUNITY, CONVENIENCE IS AT YOUR FINGERTIPS.

THIS PROPERTY PRESENTS A WONDERFUL OPPORTUNITY FOR THOSE LOOKING TO SETTLE IN A LIVELY AND WELL-CONNECTED NEIGHBOURHOOD. WITH ITS COMBINATION OF COMFORT, STYLE, AND LOCATION, THIS FLAT IS NOT TO BE MISSED.

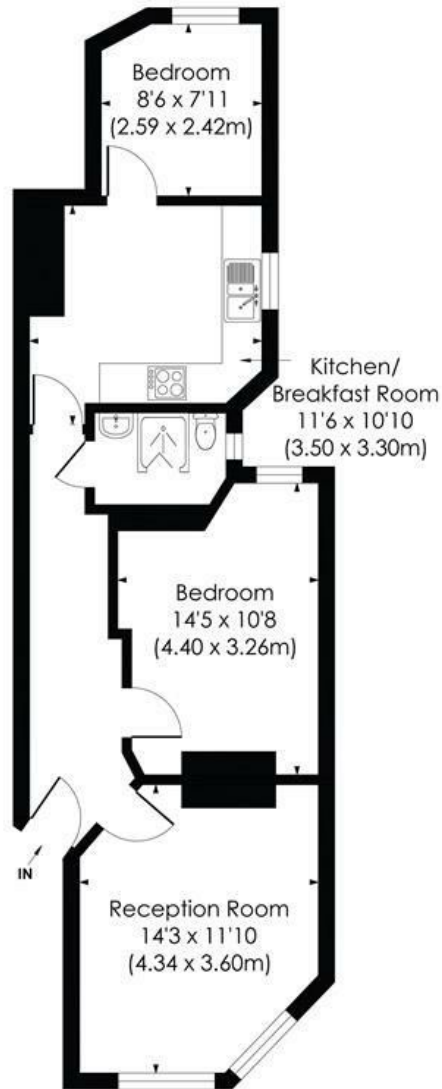
- MANSION APARTMENT
- BRIGHT AND SPACIOUS
- PERFECT FOR SHARERS
- EXCELLENT TRANSPORT

£2,200 PCM

# 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			
		74	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	