





Lily Close, St Pauls Court, London, W14 £650,000 Share of Freehold

A two bedroom maisonette with private garden in this ever popular gated purpose built development.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | Garden | 763 Sq Ft / 71 Sq M | Council Tax Band E | EPC Rating Band C



for every step...



## **LOCATION**

St Pauls Court is a well regarded and sought after gated development close to both Hammersmith and Barons Court Underground stations. The location is ideal for the various amenities on offer in Hammersmith, including numerous shops, restaurants and pubs, whilst Kensington High Street and Holland Park are also only a short distance away.

## **DESCRIPTION**

The property is offered in good order throughout, with accommodation comprising reception room and kitchen on the ground floor, with two double bedrooms, store room and bathroom. The property further benefits from a private garden and underground parking space. The development also offers extensive communal gardens and on site security.

Share of Freehold with an underlying lease of 999 years from and including 11 December 2014

Service Charge:- £1278 per 1/4 (includes heating and hot water)

Ground Rent:- N/A

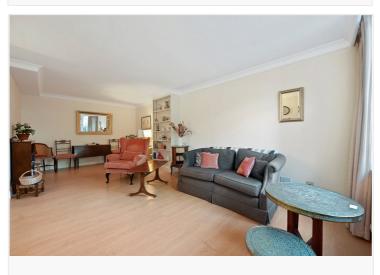












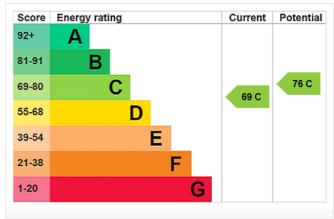
## LOCAL AUTHORITY Hammersmith & Fulham

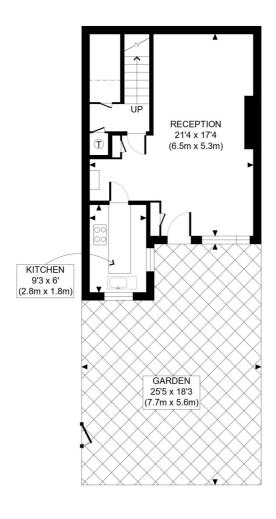
## **TENURE**

Share of Freehold 988 years 2 months.

PRICE: £650,000 Share of Freehold









FIRST FLOOR GROSS INTERNAL FLOOR AREA 358 SQ FT



GROUND FLOOR GROSS INTERNAL FLOOR AREA 405 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 763 SQ FT/ 71 SQM



LILY CLOSE, W14

This plan is for illustrative purposes only and should be used as such by any prospective client.

Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOT PLANS

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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