



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

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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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

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LILY CLOSE, W14

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THE STEP AHEAD FOR PROPERTY MARKETING

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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for every step...

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