



**Lily Close, St Pauls Court, Hammersmith, London,  
W14**

**Asking Price: £450,000**

*Leasehold*

# Lily Close, St Pauls Court, Hammersmith, London, W14

**Leasehold: 95 years remaining**

**Council Tax Band: D**

**Service Charge (per annum): £2,600.00**

**Ground rent (per annum): £1,400.00**

Situated within a well-known community, this one-bedroom flat offers plenty of light and an airy living space with a balcony overlooking the private gardens of the community. The property benefits of an open plan lounge/kitchen, master bedroom with built in wardrobes, bright and spacious living room and a big bathroom.

Lily Close is an ideal residence for anyone looking for privacy and its ideal transportation links being less than 5 minutes' walk from either Barons Court or West Kensington tube stations.

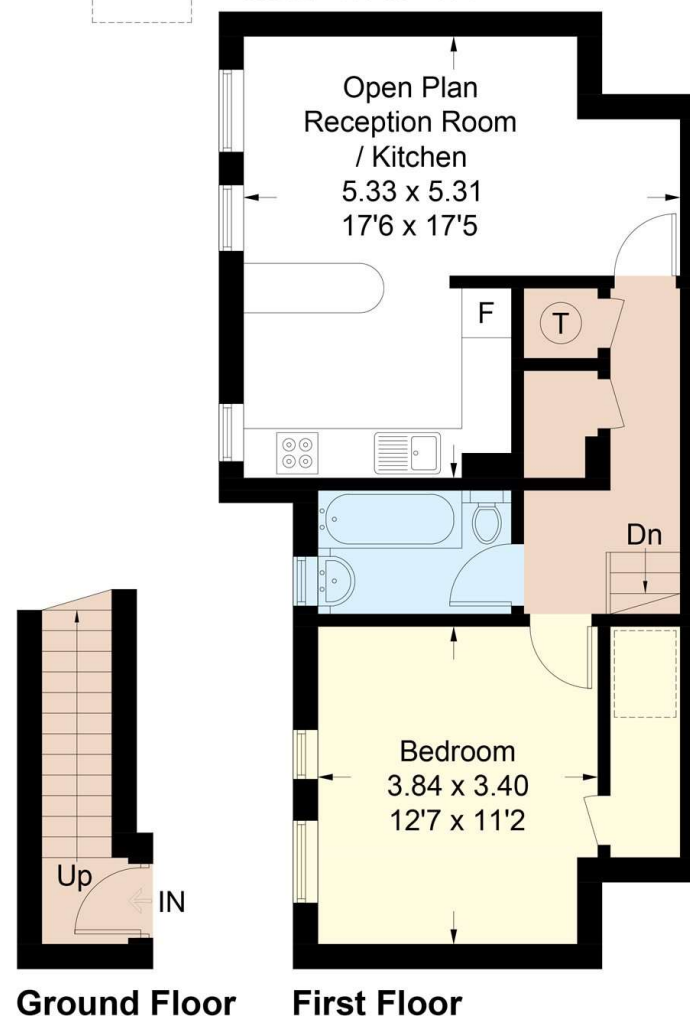
- Leasehold
- Open Plan Lounge
- Fitted Kitchen
- Close to Barons Court Station

## Lily Close, W14

Approximate Gross Internal Area = 54.5 sq m / 587 sq ft



 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**

**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID570292)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.