



CHATTERTON | REES



347 Lillie Road, London, SW6 7PA

**Asking price £799,950**

A stunning and rare Freehold three bedroom, Maisonette with it's own front door and over 1000 sqft of living space. The flat has been finished to a very high standard throughout with great storage space.

Entering through your own private front door, this flat offers three double bedrooms with a modern and functional kitchen which opens into the vast living space with three large windows letting in plenty of light. The flat benefits from a pretty flat roof space which has lovely green views over the local park.

Walking distance to Parsons Green, Fulham Broadway and Barons Court underground stations this flat has great transport links as well as being close to all the cafes, shops and restaurants locally.



# Floor Plan



APPROX. GROSS INTERNAL FLOOR AREA 1069.93 SQ FT / 99.40 SQM  
 APPROX. GROSS EXTERNAL FLOOR AREA 81.80 SQ FT / 7.60 SQM

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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