

LAMONT ROAD, LONDON, SW10



A CHARMING THREE BEDROOM FLAT, SITUATED IN THE POPULAR TEN ACRE ESTATE AND WITH THE BENEFIT OF ACCESS TO A COMMUNAL GARDEN.

Benefiting from a communal garden, this apartment boasts three double bedrooms as well as a large reception room. The family kitchen is separated and looks out over the garden to the rear.

The property would work perfectly for anyone looking to upsize or downsize due to its generous proportions.

Lamont Road runs parallel and conveniently between the Fulham Road and the King's Road. The local shops and amenities are, therefore, within close walking distance.

FARRAR

020 7244 4444
www.farrar.co.uk

savills



- Three double bedrooms
- Large reception
- Family kitchen
- Communal garden
- Ten Acre Estate location

Tenure: Leasehold; expiring 06/10/2110

Service Charge: Approximately £2600 per annum

Ground Rent: Nil

Price: £1,075,000

Local Authority: Royal Borough of Kensington and Chelsea

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills and Farrar.

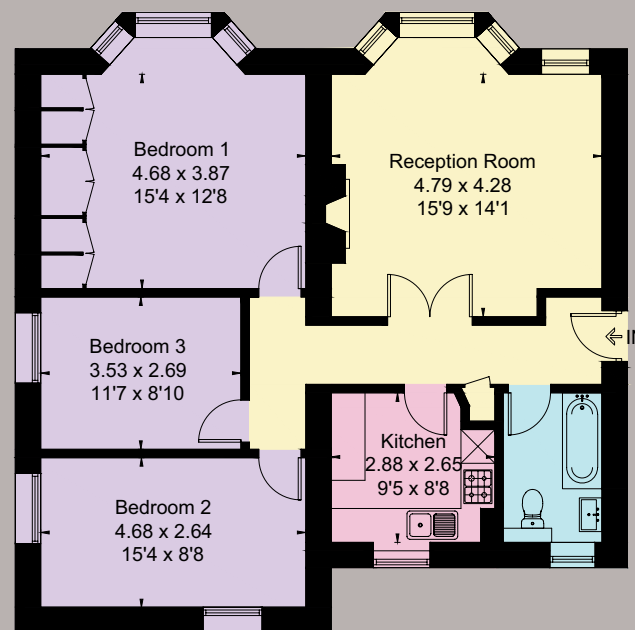
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	58	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

FLOORPLANS

Approximate IPMS2 Floor Area = 90.9 sq m / 978 sq ft

Limited Use Area = 0.7 sq m / 8 sq ft

Total = 91.6 sq m / 986 sq ft



Lower Ground Floor



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