LILLIUM MEWS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 813 SQ FT- 75.50 SQ M



FIRST FLOOR

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDAINCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.

ANY INTERDING PURCHASER OR LESSES SHOULD SATISFY THEMSELVES BY INSPECTION SEARCHES, SHOULDIES AND PULL SURVEY AS TO THE CORRECTINESS OF EACH STATEMENT

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Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

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Guide Price £595,000 Share of Freehold







• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management









a popular residential street within Wimbledon being convenient for Wimbledon town centre with an excellent selection of shopping, cinemas and restaurants. There are a number of highly sought after schools in the area including Holy Trinity Primary School. Haydon's Road railway station (Thameslink) is a short walk away offering a link to the City with Wimbledon mainline station (national rail and underground) providing a frequent and fast service to London Waterloo (18 minutes approximately).



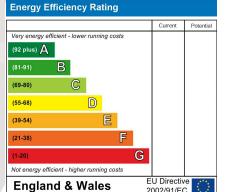






A stylishly presented 2 bedroom, 2 bathroom (one en-suite) first floor flat in this exclusive development of just 6, one and two bedroom flats. The flat offers generous living space and comes with 2 private balconies which are accessed from both the pricipal bedroom and the lving room. EPC rating C.

- Electric controlled underfloor heating in all bathrooms
- All apartments designed to have high positive environmental impact ratings
- Share of freehold with long 999yr lease and peppercorn Ground Rent
- Management company in place with low Service Charge
- 10yr New Build Warranty
- 10yr tanking warranty and IBG
- Roofing workmanship and materials guarantee
- Bespoke designed kitchens from German Kitchen Projects including all white goods
- All windows with come with Warranty
- All appliances come with warranty
- Full building control sign off on all aspects of build and design



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) 🛕		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England X. Wales	U Directiv 002/91/E0	