

# LAMONT ROAD

LONDON SW10



## A WELL-ARRANGED ONE-BEDROOM FLAT ON THE SECOND (TOP) FLOOR OF THIS WELL-MAINTAINED PERIOD CORNER BUILDING ON THE '10-ACRE ESTATE'.

The flat is very light and airy being on the top floor with a triple aspect and extends to 438 sq ft (41 sq m).

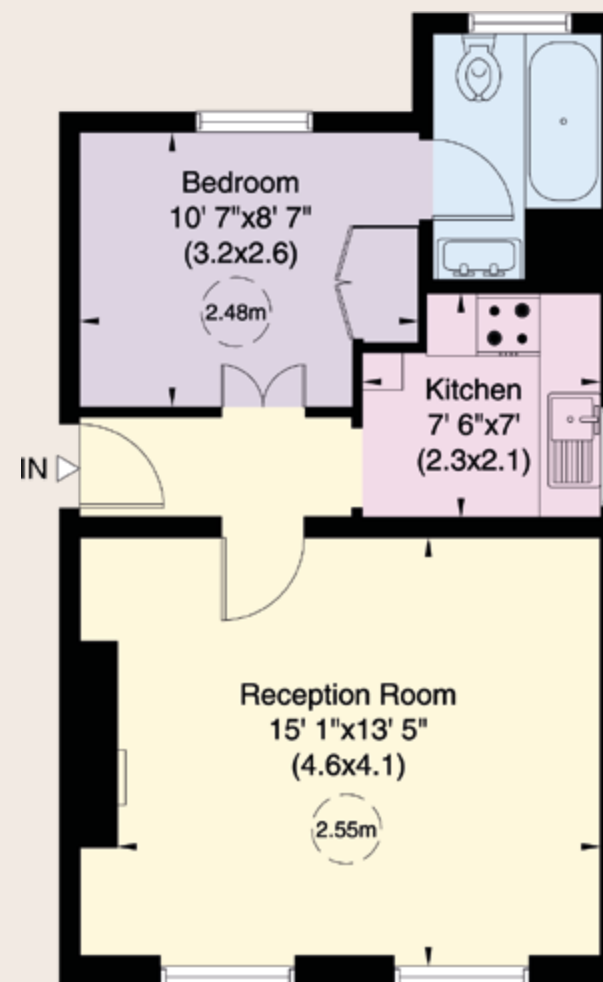
7 Lamont Road forms part of 5-9 Lamont Road where the residents have recently acquired the Freehold of the building and redecorated externally and internally. The building is located in a quiet 'cul-de-sac' next to Vintners Row and close to the extensive shops, restaurants and cafes of both the Kings Road and Fulham Road.

### ACCOMMODATION

Entrance Hall | Reception Room | Kitchen Double Bedroom | En suite Bathroom



GROSS INTERNAL AREA (APPROX.)  
41 Sq m (438 Sq ft)



Second Floor

### TERMS

Price - £725,000 subject to contract

Tenure - Leasehold: approx. 997 years unexpired. Plus Share in Freehold

Service Charge: 12.4% of building costs - approx. £2500 pa plus Reserve Fund approx. £1200 pa.

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