



MILTON  
STONE

# Lamont Road, SW10

£895,000 Share of Freehold

1 bedroom apartment for sale

## Description

This very attractive, well presented, large one bedroom apartment is situated on the raised ground floor of this Victorian house located on this quiet street within the ten acre estate in Chelsea.

Offering very comfortable accommodation over 589 sqft (55sqm), the apartment is well laid out and all the rooms have windows.

\*Reception with bay window and fireplace \*Fitted Kitchen \*Double Bedroom with built in cupboards \*En-suite Bathroom \*Separate Guest Cloakroom

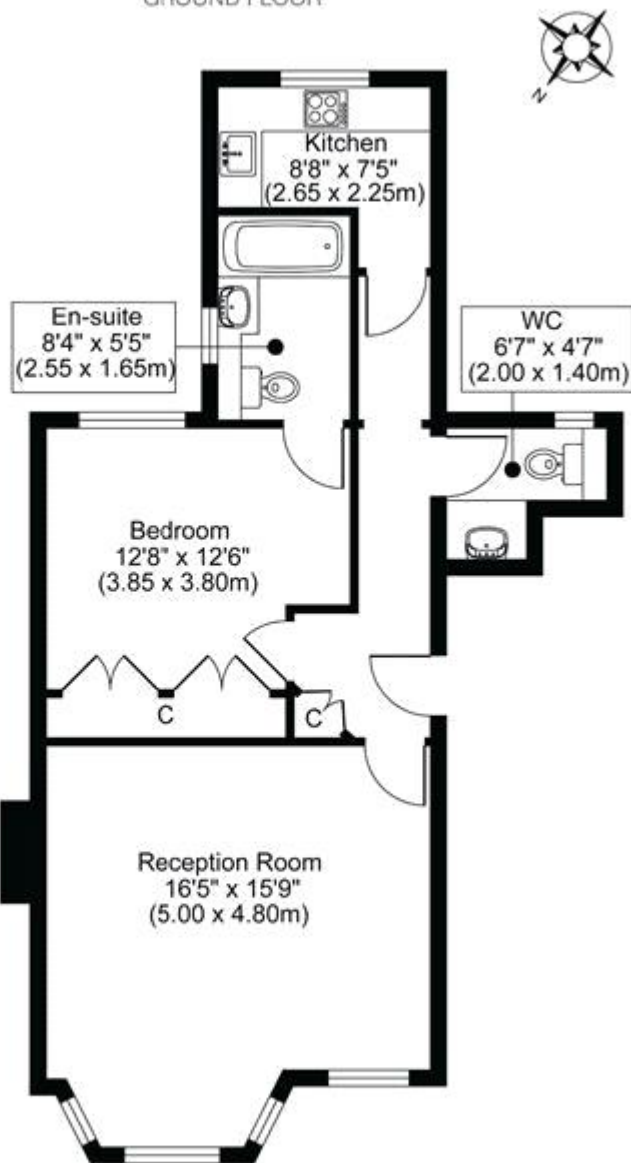
The service charge is £1400 per annum.

## Tenure

Share of Freehold (961 years)



LAMONT ROAD, SW10  
TOTAL APPROX FLOOR PLAN AREA 589 SQ.FT (55 SQ.M)  
GROUND FLOOR



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>		<b>81</b>	(81-91) <b>B</b>
(69-80) <b>C</b>	<b>73</b>		(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> )

Viewing by appointment only  
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