

02890 683020  
peter.armstrong@mcguinnessfleck.com  
mcguinnessfleck.com

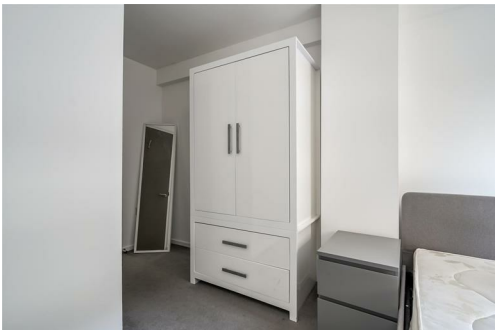
**McGuinness Fleck**  
Lettings & Management  
7 Pattons Lane  
Holywood  
Down  
BT18 9FX

117 Lisburn Road  
Malone Lower  
Belfast  
BT9 7AF



117 Lisburn Road

£825 Per month



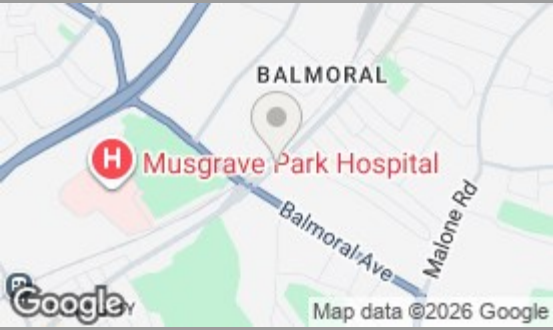
Local Authority

Council Tax Band

Directions



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| Northern Ireland                            |   | 76                      | 76        |
|                                             |   | EU Directive 2002/91/EC |           |



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements