



Phoenix Lodge Mansions, Brook Green, London W6

A generously proportioned, purpose built, second floor mansion flat overlooking Brook Green. This exceptional securely gated property provides three or four bedrooms as required, has access to two balconies, secluded communal gardens and secure off street parking spaces.

This highly regarded mansion block directly overlooking Brook Green offers secured gated access with off street parking and large secluded communal gardens. The flat is located on the second floor and provides in excess of 1,350 square feet of internal floor area. The property provides a principal bedroom with en suite shower room, a further two or three bedrooms as required, a reception room with access to the balcony overlooking Brook Green, a family bathroom, utility room and a generous kitchen / dining room. Local facilities can be found along Shepherd's Bush Road with transport connections at both Hammersmith Broadway and Shepherd's Bush offering access to the Central, Hamm & City, District, Piccadilly and Circle lines. There are numerous exceptional local private and state schools.

Offers in excess of: £1,125,000 Share in the Freehold

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Phoenix Lodge Mansions, London W6 7BG

Stylish and sought after mansion block overlooking Brook Green.

Secure off street parking and large and secluded communal gardens.

Purpose built Edwardian maisonette with own private entrance.

Principal bedroom with en suite shower room.

Generous kitchen / dining room, two or three additional bedrooms as required.

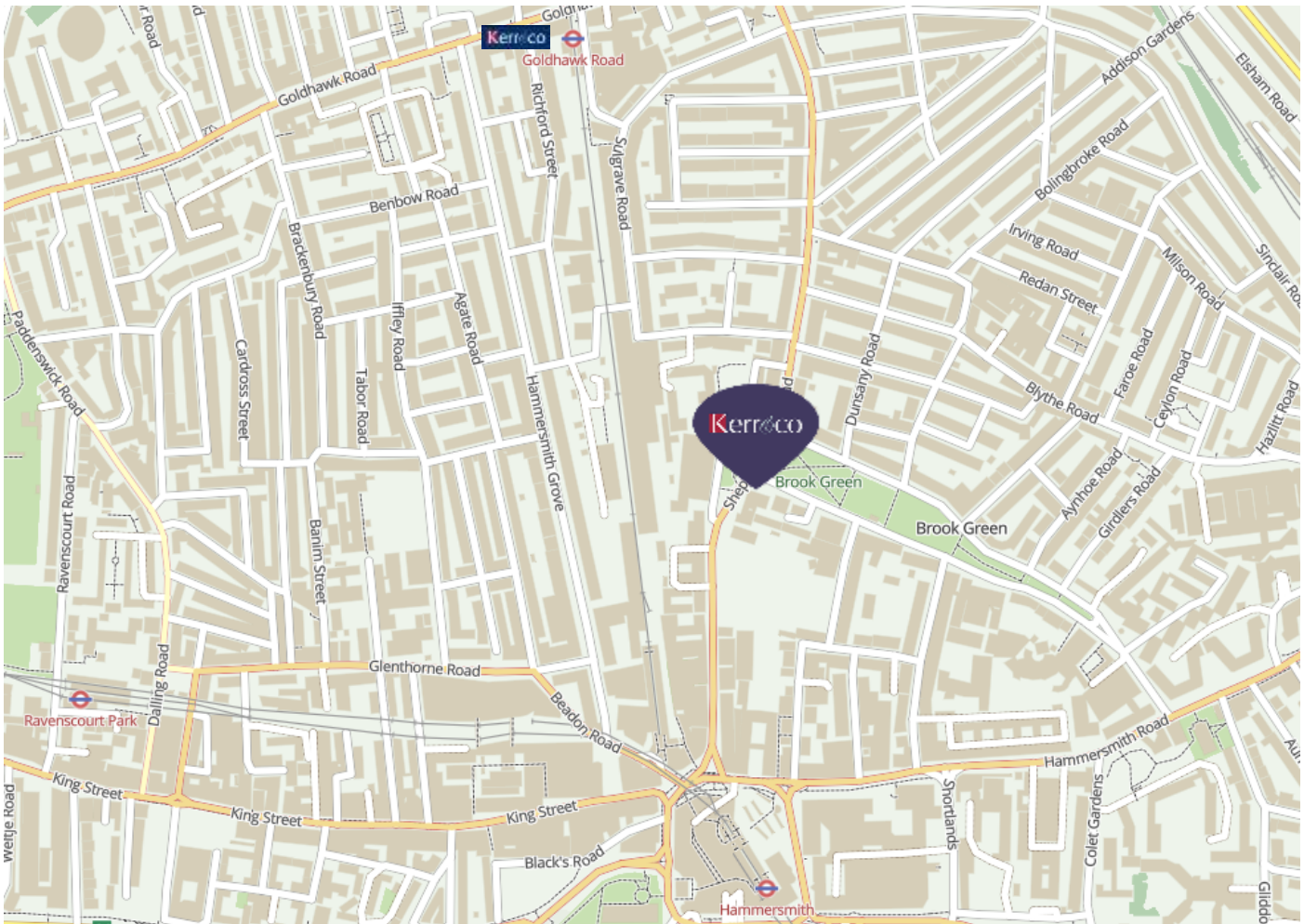
Reception room with period fireplace and access to two balconies.

Family bathroom.

Utility room.

Being sold chain free.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Tenure details and other pertinent information

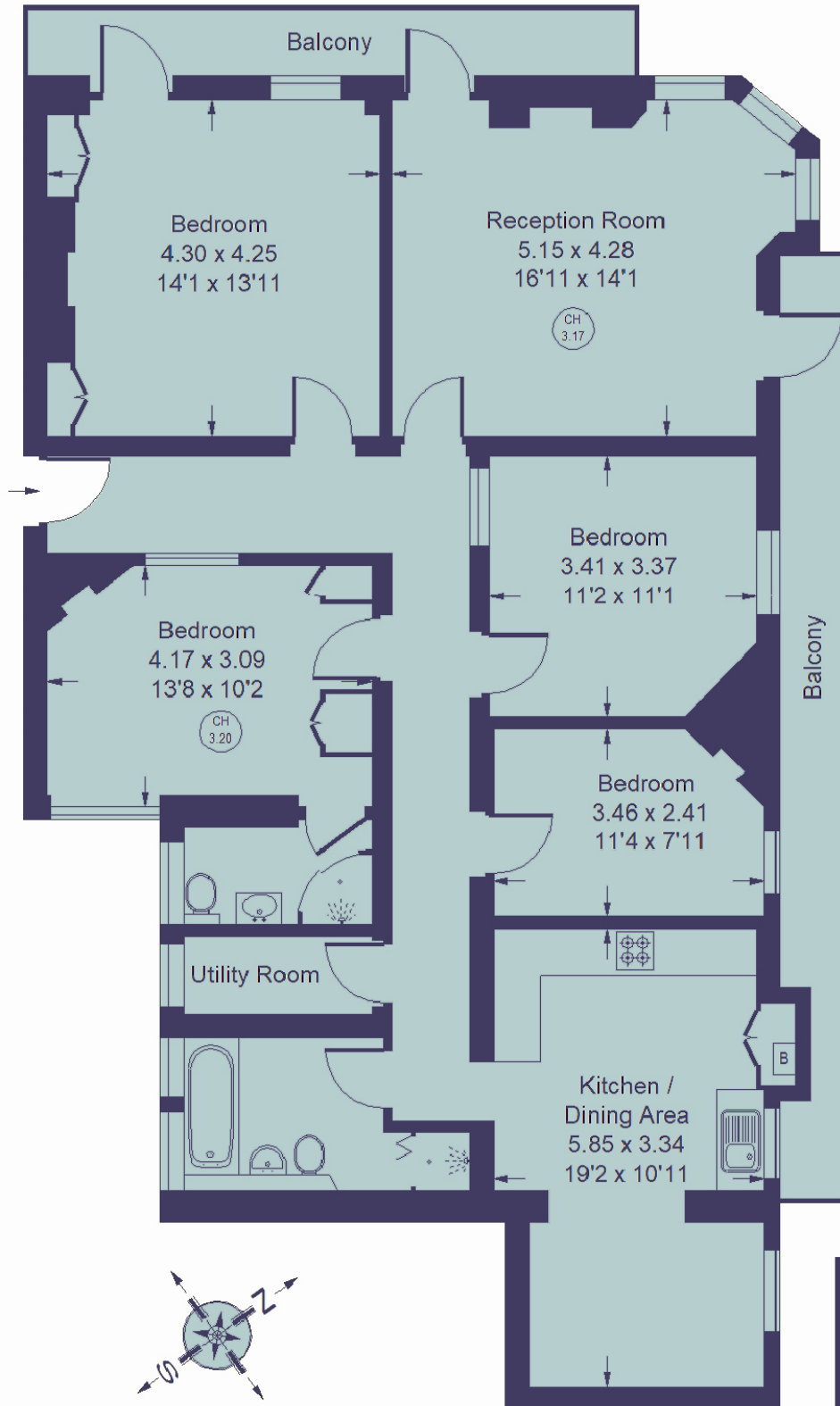
- Share in the freehold with an underlying lease of 999 years from 25 December 1984.
- Ground rent: One peppercorn per annum.
- Service charge: £9,959 with 50% going in to the sinking fund with a current value of £461,562.
- Service charge covers: buildings insurance, repairs, maintenance, caretaker costs, communal electricity and lighting.
- Previous / planned works: Roof replaced in 2018. Car park resurfacing, installation of electric car charging points and internal decoration due in 2024.
- Parking: Secure off street parking with a residents permit and on street parking with LBHF residents permit.
- Council tax: Band F.
- Connected utilities: Mains water and drainage, gas, electricity and telephone/broadband. To check broadband speeds and mobile phone signal strength please use the online checker via checker.ofcom.org.uk/

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Offers in excess of: **£1,125,000.**

Second floor purpose built mansion flat constructed in approximately 1910.

Approximate gross internal floor area: **1,362 Sq. Ft. (130.8 Sq. M.).**



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.

Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, further checks should be made either through your solicitor/conveyancer. Wiring, plumbing or appliances have not been tested and should not be assumed to be in working order.

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