



Brook Green W6



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3 BEDROOMS

RECEPTION

KITCHEN/DINING ROOM

BATHROOM & SHOWER ROOM

DIRECT ACCESS TO COMMUNAL GARDENS

EPC RATING C 72

COUNCIL TAX BAND G

LEASE LENGTH: 958 YRS APX

SERVICE CHARGE: £10,400 PA APX

A well-presented, lateral 3 double bedroom apartment situated on the ground floor of a handsome, purpose-built, gated Victorian mansion block on Brook Green. The reception is on the corner of the block and benefits from fabulous dual aspect views across the Green. The full-width kitchen/breakfast/dining room is to the rear and has 4 windows and direct access to the wonderful landscaped communal gardens. There is a concealed utilities area and excellent cupboard space and built-in appliances. The generous principal bedroom is beside the reception and has excellent deep built in wardrobes. There are 2 further bedrooms, a contemporary shower room and a good-sized family bathroom. This highly individual property has rarity value because of its unusual position within Phoenix Lodge Mansions and benefits from wood floors and high ceilings throughout and has the additional benefit of off-street parking.

PRICE GUIDE £1,100,000
LEASEHOLD - SHARE OF FREEHOLD

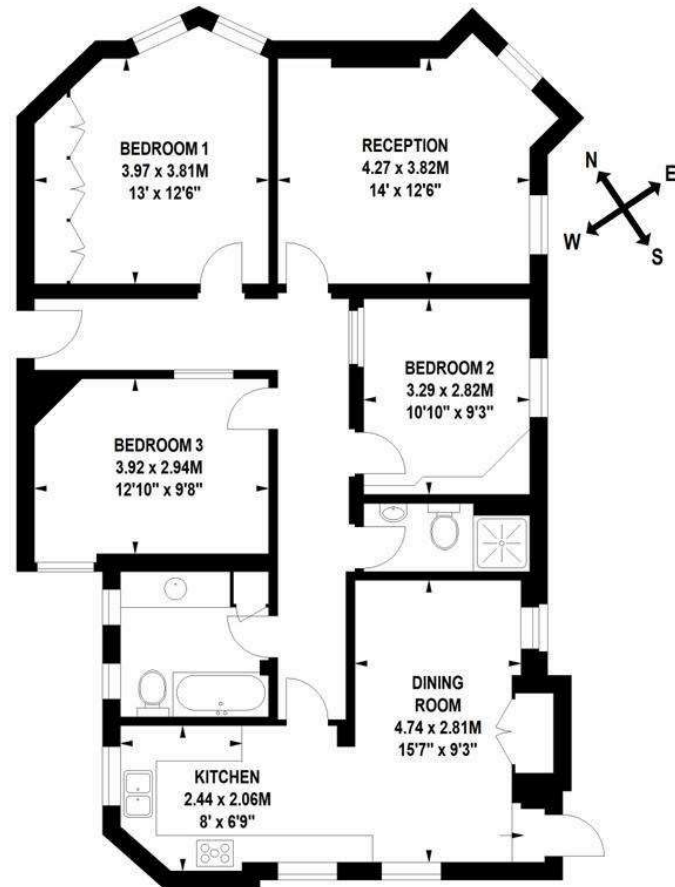
SUBJECT TO CONTRACT







**Phoenix Lodge Mansions,
Brook Green, W6**
Approximate Gross Internal Area 107 sq m / 1152 sq ft



Ground Floor

Floor Plan produced for Finlay Brewer by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

This Floorplan has been prepared in accordance with the current edition of the RICS code of measuring practice.