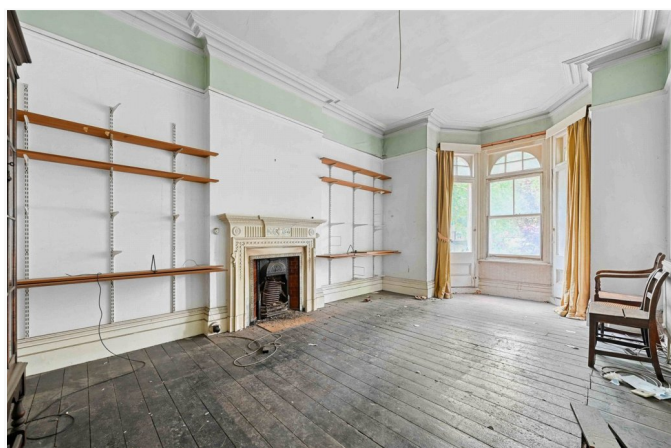




Queens Mansions, Brook Green, London, W6

£1,175,000 Share of Freehold

An unmodernised first floor lateral flat within this sought after mansion block, with views directly over Brook Green.

2 Reception Rooms | Kitchen | 4 Bedrooms | 2 Bathrooms | 1638 Sq Ft / 152 Sq M | Council Tax Band G | EPC Rating Band E

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LOCATION

Located on the corner of Brook Green and Luxembourg Gardens, Queens Mansions is ideally placed for some of the borough's most prestigious schools. The area offers excellent shops, pubs and restaurants and is within easy reach of Holland Park and Kensington High Street. Westfield London is only a short distance away, as is the eagerly anticipated Olympia redevelopment. The closest Underground station is Hammersmith with great connections in and around the city.

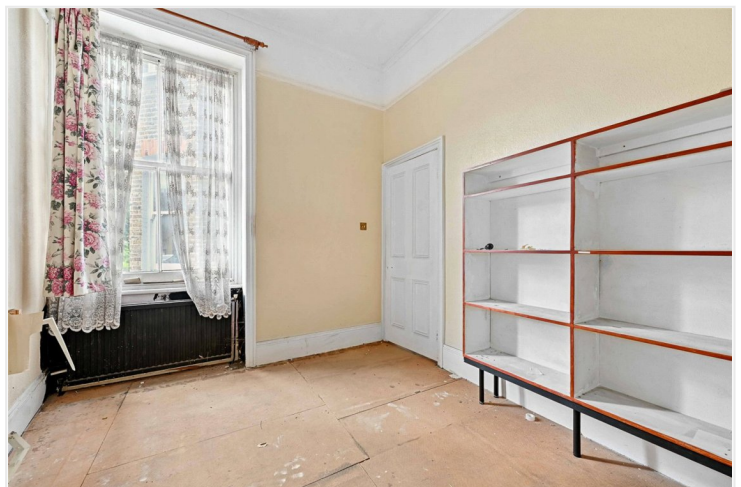
DESCRIPTION

Accommodation comprises entrance hall, two reception rooms with outlook across the Green, kitchen, four bedrooms and two bathrooms. The property does require complete modernisation, but offers the ingoing purchaser the opportunity to reconfigure and improve to their own style, subject to the usual necessary consents.

Share of Freehold with an underlying lease of 150 years from 25 March 1980

Service Charge: £953.20 (paid quarterly)

Ground Rent: Included within service charge





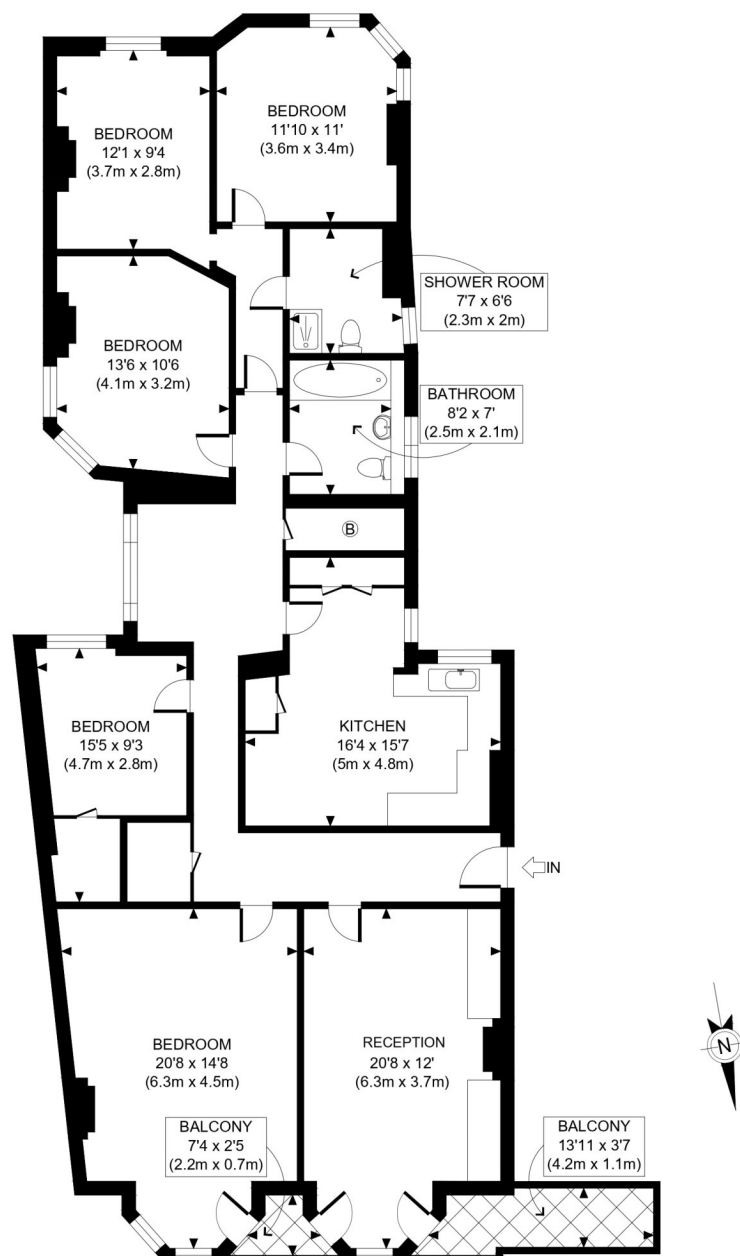
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Share of Freehold 104 years 7 months.

PRICE: £1,175,000 Share of Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1638 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1638 SQ FT/ 152 SQM

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QUEENS MANSIONS, W6

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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