



## Phoenix Lodge Mansions, Brook Green, London, W6

£1,150,000 Share of Freehold

A fabulous three/four bedroom flat on the second floor of a red brick mansion block on the corner of Brook Green.

1/2 Reception Rooms | Kitchen / Dining Room | 3/4 Bedrooms | Bathroom | En Suite Shower Room | Utility Room | 2 Balconies | 1348 Sq Ft / 125 Sq M | Council Tax Band F | EPC Rating Band C

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## LOCATION

Phoenix Lodge Mansions is a substantial red-brick mansion block located on the corner of Brook Green and Shepherd's Bush Road and is ideally placed for some of the borough's most sought after 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

The property is offered in good order throughout, with accommodation comprising two reception rooms (one of which is used as a fourth bedroom), three double bedrooms one with en suite bathroom, kitchen and dining room, utility room and bathroom. There are two balconies with views over Brook Green. Furthermore, the property benefits from access to a well-kept communal garden and off-street parking.

Share of Freehold with an underlying lease of 999 years from 25 December 1984

Service Charge:- £10,400 p.a.

Ground Rent:- Peppercorn







**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Share of Freehold 958 years 3 months.

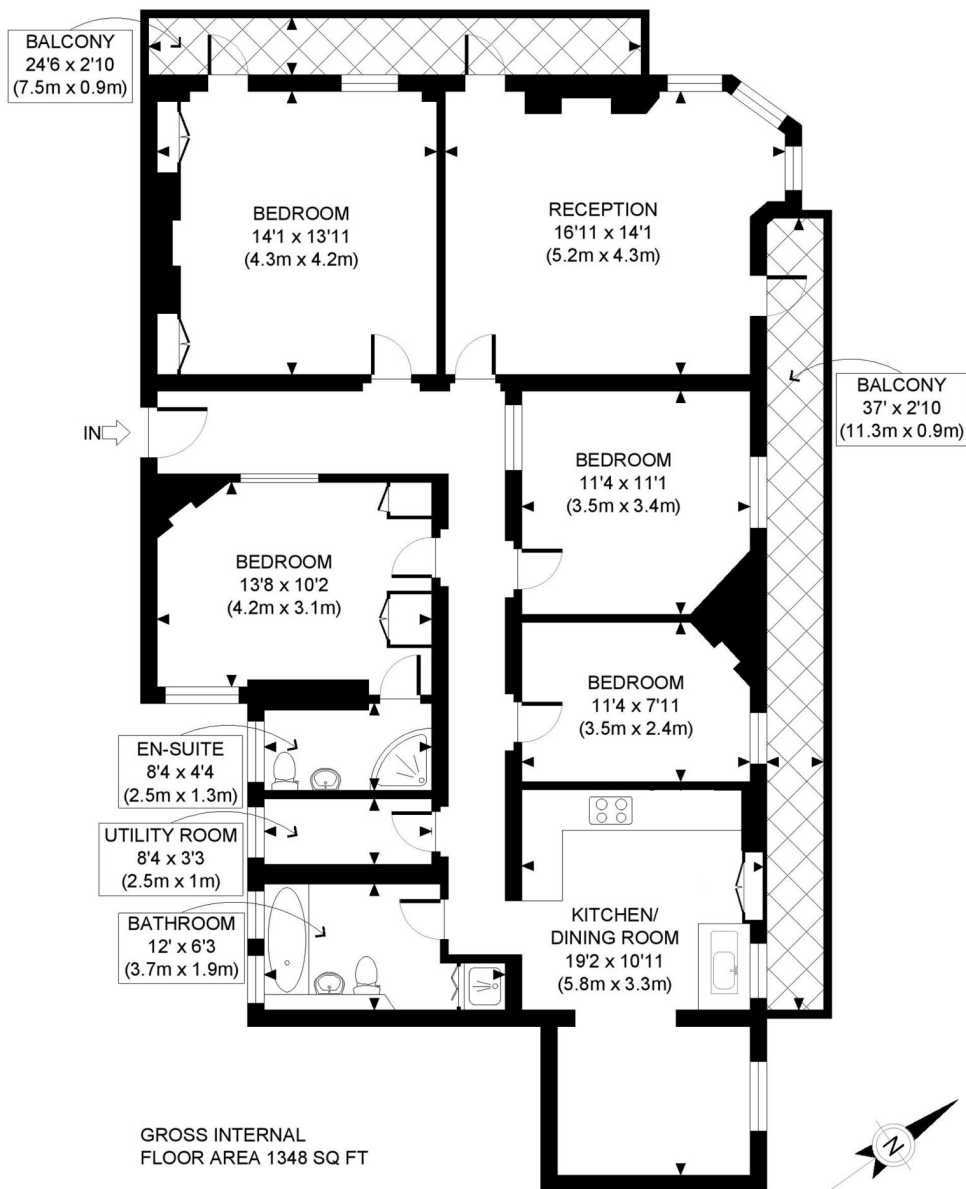
**PRICE:** £1,150,000 Share of Freehold



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

82 B

70 C



APPROX. GROSS INTERNAL FLOOR AREA: 1348 SQ FT/ 125 SQM

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PHOENIX LODGE MANSIONS, W6

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**PROPERTY PHOTO PLANS** COUK  
ONE STOP SHOP FOR PROPERTY IMAGERY

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.

Hammersmith | 0207 371 4466 | hammersmith@winkworth.co.uk

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