



## Lionel Mansions, Haarlem Road, Brook Green, London, W14

£1,100,000 Share of Freehold

A delightful two bedroom, two bathroom apartment located on the first floor of this well regarded mansion block just off Brook Green, with access to a sizeable communal garden.

Reception room | Kitchen | 2 Bedrooms | Bathroom | En Suite Bathroom | Dressing room | Balcony | Communal Garden | 1016 Sq Ft / 94.4 Sq M | Council Tax Band F | EPC Rating Band D

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## LOCATION

Lionel Mansions is situated on Haarlem Road, a quiet residential street just north of Brook Green. The location is ideal for the area's numerous pubs, restaurants and shops, with a more comprehensive selection available in both Hammersmith and at Westfield London.

Excellent transport links are on hand in Hammersmith, Shepherd's Bush and Kensington Olympia.

## DESCRIPTION

This delightful apartment is located in the ever popular Lionel Mansions in the heart of Brook Green. It is offered in extremely good order throughout, benefitting from accommodation which comprises an entrance hall, reception room, principle bedroom with dressing room/walk-in wardrobe and ensuite, second double bedroom and bathroom. The kitchen has ample space for dining, and leads out onto a balcony. The property further benefits from access to a large communal garden.

The apartment is offered for sale with no onward chain and benefits from a share of the freehold.

Lease - 999 years from 25 December 1972

Service Charge - £2,942.06 p.a. (paid every 6 months and include Building Insurance)

Ground Rent - N/A





**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Share of Freehold 945 years 10 months.

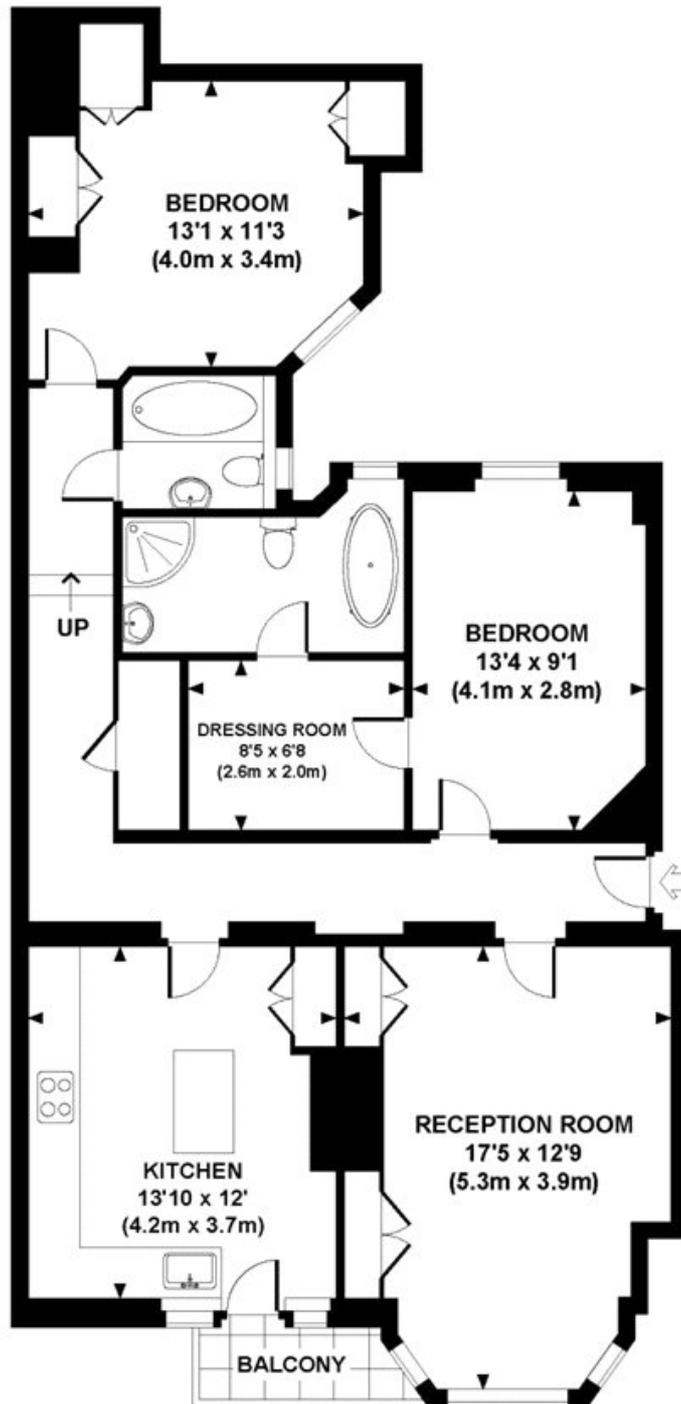
**PRICE: £1,100,000 Share of Freehold**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

# LIONEL MANSIONS, W14

Approx. gross internal area  
1016 Sq.Ft. / 94.4 Sq.M.



FIRST FLOOR



All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2014  
Dowling Jones Design www.dowlingjones.com 020 7610 9933

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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for every step...

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