



## Phoenix Lodge Mansions, W6

£1,500,000 Share of Freehold

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

Double Reception Room | Kitchen | 3 Bedrooms | Shower Room | Bathroom | Cloakroom | Balcony |  
1597 Sq Ft / 148 Sq M | Council Tax Band G | 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 Shepherds 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 extremely good order throughout, with accommodation comprising spacious entrance hall, double reception room, three double bedrooms one with en suite bathroom,, kitchen with ample space for dining table, cloakroom and bathroom. 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:- TBC

Ground Rent:- Peppercorn





**LOCAL AUTHORITY**  
Hammersmith & Fulham

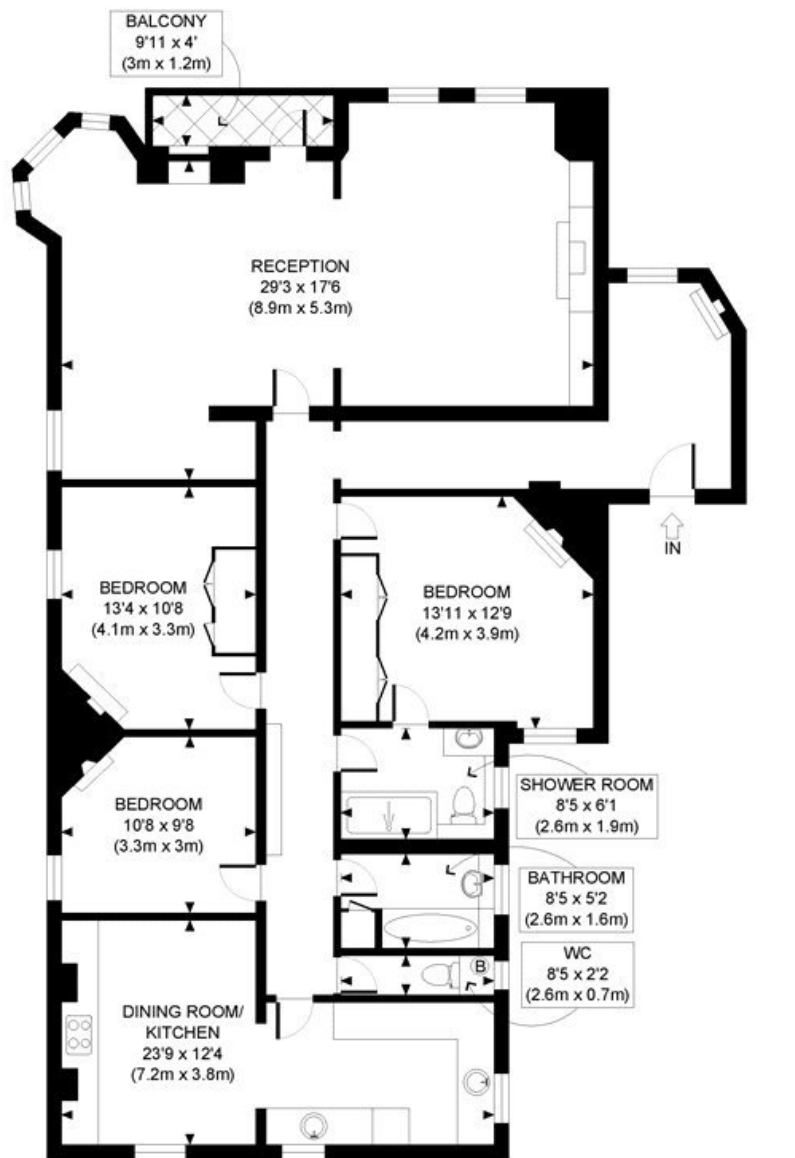
**TENURE**  
Share of Freehold.

**PRICE:** £1,500,000 Share of Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1597 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 1597 SQ FT/ 148 SQM

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PHOENIX LODGE 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.

**PROPERTY PHOTO PLANS**  
BY THE TOP AND BEST PROPERTY PHOTOGRAPHERS

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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