



## Queens Mansions, Brook Green, W6

£1,750,000 Share of Freehold

A stunning second floor lateral flat within this sought after mansion block, with views directly over Brook Green.

Double Reception Room | Kitchen | 3/4 Bedrooms | Study | Bathroom | Shower Room | Cloakroom |  
1852 Sq Ft / 172 Sq M | Council Tax Band G | EPC Rating Band D

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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

This fabulous light filled and elegant mansion flat on the second floor is set amongst the lovely canopy of trees overlooking Brook Green itself. Accommodation comprises entrance hall, double reception room with outlook across the Green, kitchen, three double bedrooms, fourth bedroom/study, cloakroom, shower room and bathroom. The property does require updating but offers the ingoing purchaser the opportunity to reconfigure and improve to their own style, subject to the usual necessary consents.

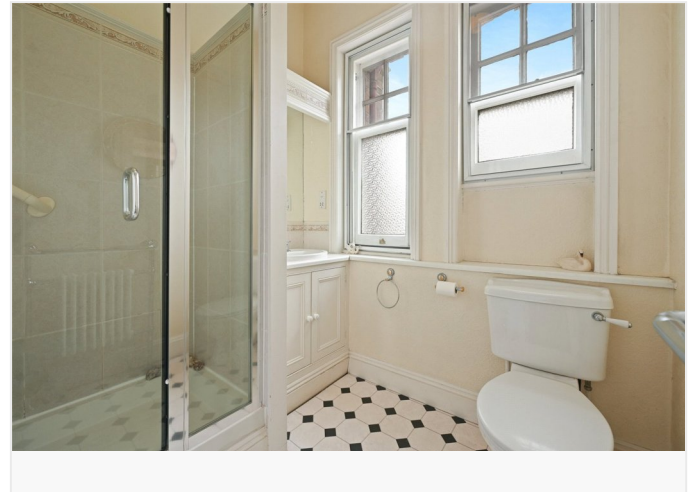




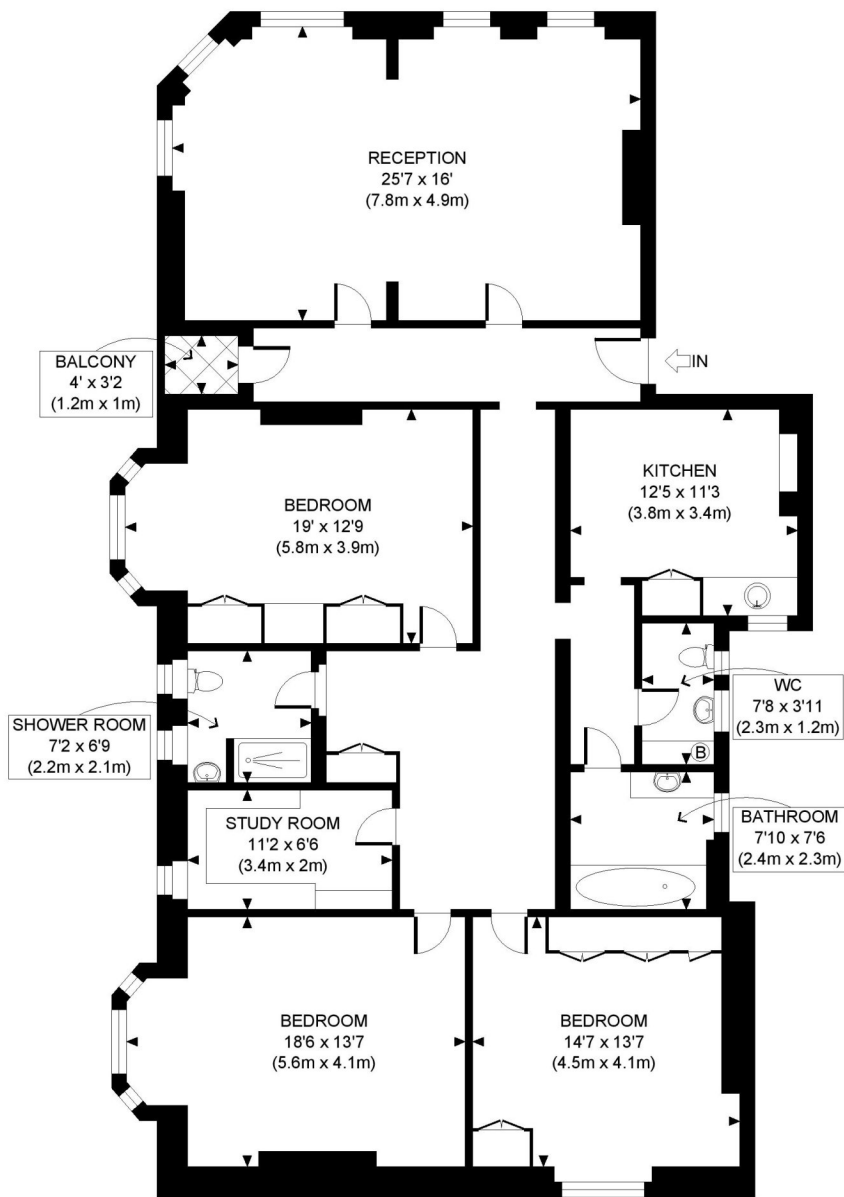
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Share of Freehold.

**PRICE:** £1,750,000 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>		
(55-68) <b>D</b>	<b>60</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 1852 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 1852 SQ FT/ 172 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

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.

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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