

# ALEXANDER STEER

BROOK GREEN, W6

£1,500,000

SHARE OF FREEHOLD

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## PROPERTY FEATURES

- Stunning Mansion Block on the corner of Brook Green
- Exceptional Condition Throughout
- Gated Development with Off Street Parking
- Excellent Transport links in to Central London and to Heathrow Airport
- No Onward Chain
- Share of Freehold



# BROOK GREEN

## £1,500,000

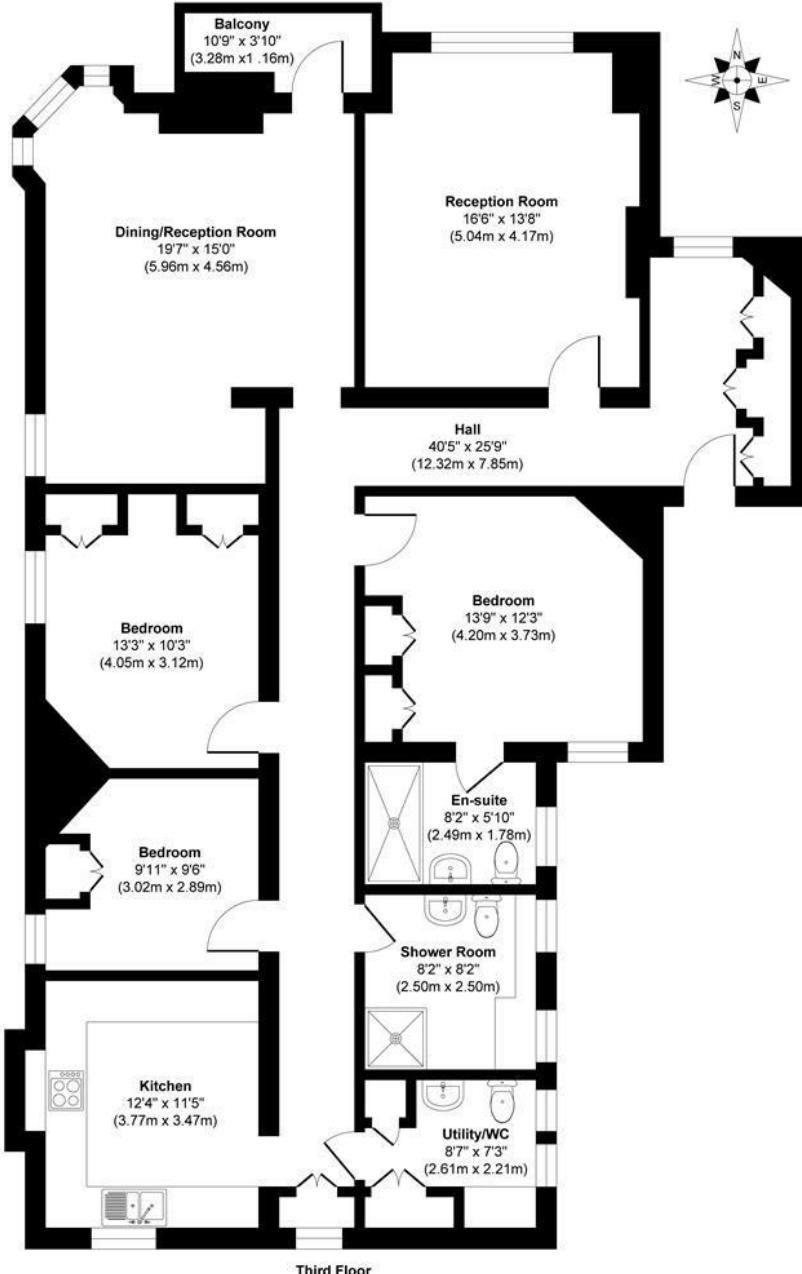
An exceptionally well renovated and beautifully presented flat situated within a highly sought after, red brick mansion block on the corner of Brook Green itself. Arranged laterally, this wonderful home offers over 1,600 sqft (148sqmts) of living space and is a perfect fit for those looking for a family home near some of the capitals finest independent schools or those looking for a sizeable London bolthole in a brilliant location surrounded by green space.

You enter the flat into a bright hall with bespoke storage perfect for coats and shoes and plenty of space to store a pram/buggy if required. The first room off of the hall to the right is a lovely, spacious separate reception room facing west benefitting from plenty of evening sunshine. Also on the right you have a further reception room with a stunning window seat facing south and west so again allowing for plenty of natural light, this space works wonderfully offering a feature fireplace for the colder months and plenty of space for a large dining table. Accessed off of the corner of this room you also have a private, west facing balcony. As you continue along the hallway you have on either side three generous double bedrooms all of which are complete with built in storage and the master benefitting from its own en-suite shower room which has been fully renovated to a high standard. To the rear of the flat you have a further three piece shower room with attractive art-deco style tiling and a large utility room with guest W/C. Facing east and allowing for lots of morning sunshine, there is a fully renovated, fitted kitchen complete with high spec integrated appliances, quartz surfaces and stylish floor tiling. This stunning property is offered to the market with a share of the freehold and off street parking which is a rarity in the area for mansion blocks. No Onward Chain.

Phoenix Lodge Mansions is an attractive, gated red brick mansion block situated on the corner of the ever popular Brook Green. The block benefits from porterage, communal gardens, an intercom system for the front gate and communal block entrance along with off street parking for owners and for guests. Located on Brook Green itself, in addition to the buildings well maintained communal gardens you have a lovely open space with tennis courts on your doorstep. The area boasts many excellent pubs one of which, The Queens Head is situated on the other end of Brook Green. The block is excellently positioned for the amenities, bars and restaurants of Westfield Shopping Centre and those within Hammersmith Broadway in addition to the independent, eclectic boutiques, coffee shops and restaurants of both Blythe Road and those at the top of Shepherd's Bush Road/Brook Green. It is only 0.2 miles from Hammersmith Underground Station (Piccadilly, District, Circle and Hammersmith&City Lines) and also nearby Kensington Olympia (Overground) offering exceptional access into the city and out to Heathrow Airport. The property is also well positioned to benefit from the redevelopment of Kensington Olympia, scheduled for completion in Oct 2026. Some of the areas finest Primary & Secondary schools are in very close proximity with Ecole Francaise Jacques Prevert, St Pauls Girls School and Latimer&Godolphin all very close by.







Third Floor

Approx. Gross Internal Floor Area 1605 sq. ft / 149.1 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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Council Tax Band  
**G**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	58	65
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**ALEXANDER STEER**  
Estate Agents