

STURGES
LONDON



Oakbrook Lodge, Hammersmith
£975,000 Leasehold - Share of Freehold



- **2 Bedroom Apartment in Iconic Neo-Gothic House**
- **Incredible 27' Kitchen/ Reception**
- **Master Bedroom with Ensuite Bathroom**
- **Private Castellated Balcony**
- **Approximately 1046 sq ft (97 sq m)**
- **Private Off Street Car Parking**
- **Communal Gardens**
- **Well Located on Hammersmith/ Chiswick Border**





Oakbrook Lodge, Hammersmith

A wonderful 2 bedroom, 2 bathroom apartment on the top three floors within this beautiful, iconic Gothic Mansion. The property which extends to approximately 1046 sq ft [97 sq m] offers delightful internal accommodation with focus given to the features offered by this extraordinary building.

The heart of the property is an outstanding 27' kitchen/reception room with feature spiral staircase and four tall windows, in the Gothic style, bathing the room in natural light. The staircase leads to a stunning principle bedroom with ensuite bathroom, built in wardrobes and access to the private Castellated balcony. On the first floor is an attractive guest double bedroom with ensuite shower as well as the apartment's guest cloakroom.

The flat is provided with access to communal gardens and secure off street car parking and benefits from a long lease and a share of the freehold.

Oakbrook, referenced by Pevsner, was built in the neo-Gothic c.1878 for Gabriel Samuel Brandon, a wealthy solicitor, and his family. C.1930 the house was integrated into Queen Charlotte's Maternity Hospital initially as a Nurses Home and later as an Administrative building however in recent years was converted into several private apartments after the hospital moved.

Local Authority: London Borough of Hammersmith & Fulham

Council Tax Band: G

Lease: Approximately 102 years remaining (+ Share of Freehold)

Service Charges: £To Be Confirmed

Ground Rent: £0

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Oakbrook Lodge, W6

Approximate gross internal area

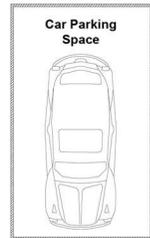
97.18 sq m / 1046 sq ft

(Excluding Storage)

Storage : 1.21 sq m / 13 sq ft

Key :

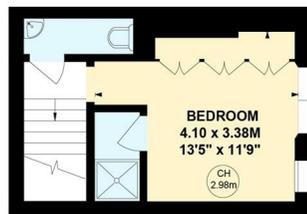
CH - Ceiling Height



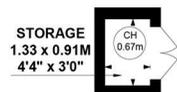
(Not Shown In Actual Location/Orientation)



Third Floor



First Floor



Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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