



An immaculately presented top-floor apartment with direct views over the prestigious Brook Green

Phoenix Lodge Mansions, Brook Green, London, W6

Leasehold



Approximately 0.3 miles to Hammersmith Station • 3 bedrooms • 2 bathrooms (1 en-suite) • Private balcony • Open-plan reception area • Close to excellent amenities and transport links • Communal garden • Secure off-street parking • High ceilings throughout • Top floor apartment

Local Information

This Victorian Mansion block is enviably situated set back from the prestigious Brook Green. An array of local shops, cafes, restaurants and delicatessens can be found close by with more extensive retail and entertainment facilities found at Westfield Shopping Centre.

The location offers excellent transport facilities including Hammersmith underground (0.3 miles), Kensington Olympia (0.7 miles) and Goldhawk Road (0.6 miles) as well as commuter links to the West Country via the A4. The A4, which runs through Hammersmith, becomes the M4 immediately to the west of town, providing fast access to Heathrow and out to the West Country.

In the other direction, it also provides a quick route into central London towards Harrods and the West End. Brook Green is also renowned for some of London's most sought after schools.

Phoenix Lodge is a short walk to many excellent schools such as St Paul's girls school, Godolphin and Latimer school, Bolingbroke school, and Ecole Francaise Jacques Prevert.

About this property

An exceptional apartment situated on the top floor of a prestigious mansion block, offering beautiful period features, secure off-street

parking and a sensational communal garden.

This desirable mansion apartment is immaculately presented and comprises of a bright and spacious open-plan reception/dining area, providing excellent entertaining space for family and guests with a separate kitchen/breakfast room situated toward the rear of the apartment.

Three well-proportioned bedrooms can be found leading off from the hallway. The master suite benefits from an en-suite and bespoke storage, with a family bathroom positioned toward the end of the hallway.

The property offers generous living space, a charming private balcony and wonderfully high ceilings throughout, creating an exceptional home.

Tenure

Leasehold

Local Authority

Hammersmith & Fulham

Energy Performance

EPC Rating = E

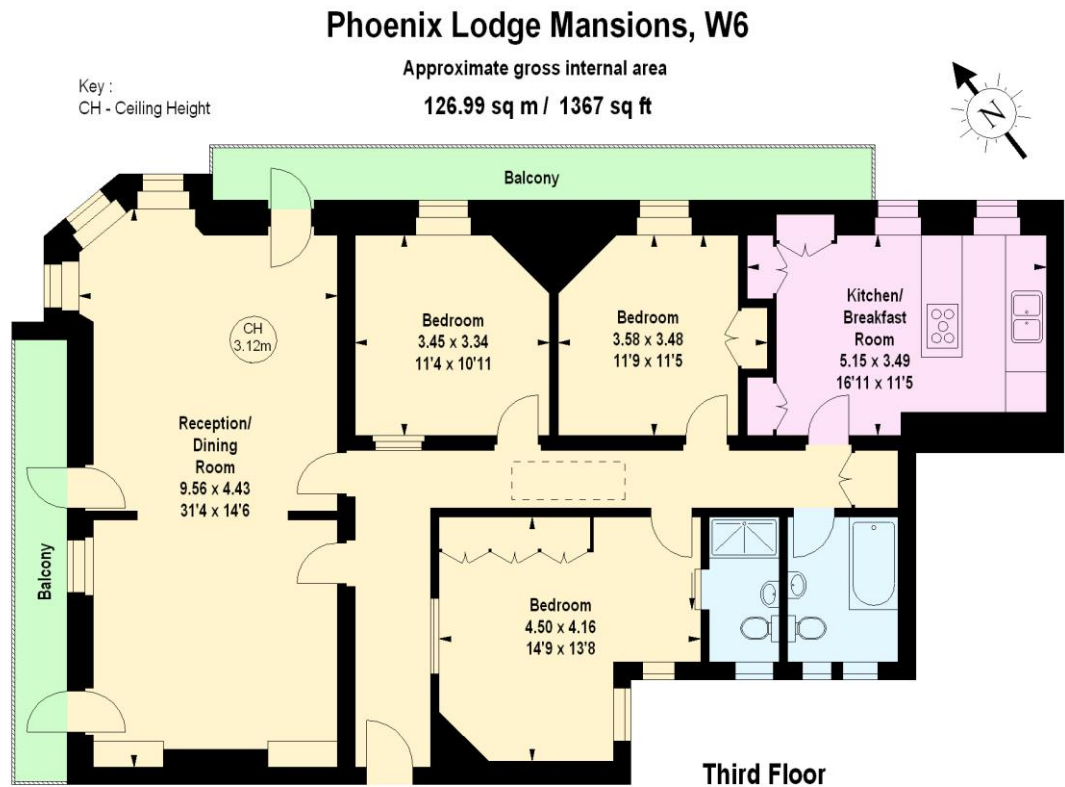
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Shepherds Bush & Brook Green Office.
Telephone: +44 (0) 203 618 3777.






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Gross Internal Area 1,367 sq ft, 126.99 m²



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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