



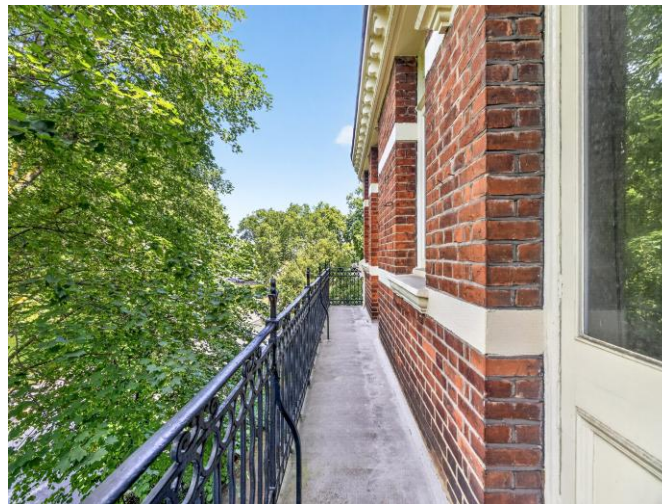
**Phoenix Lodge, Mansions Brook Green, London, W6 7BG**

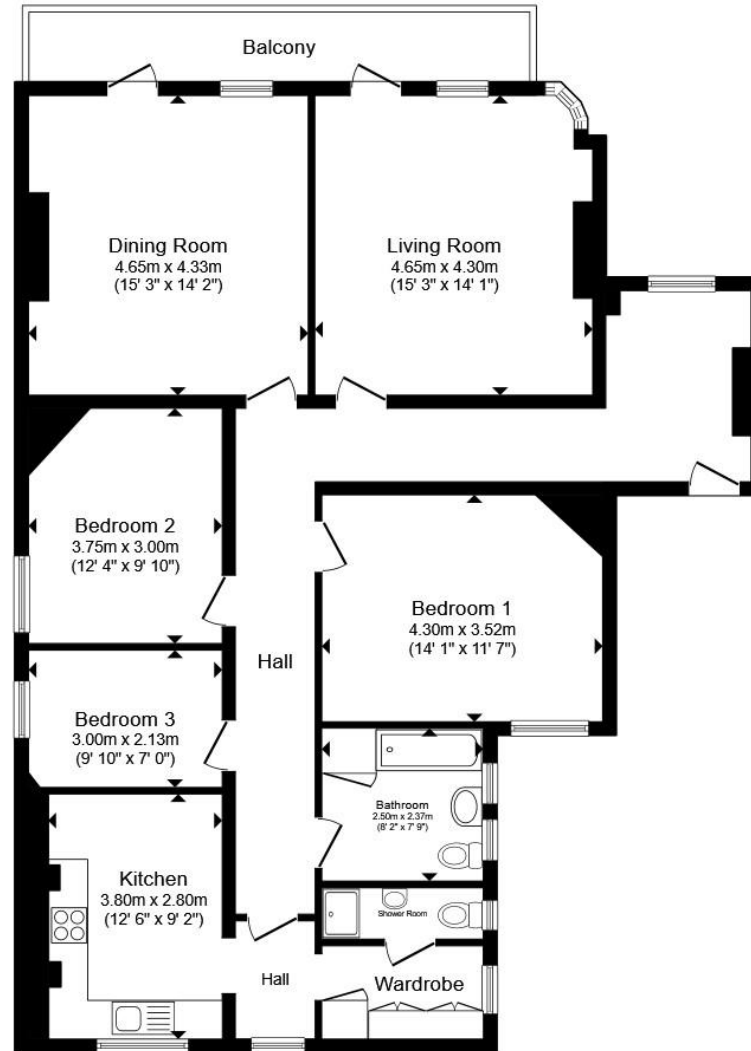
**Welcome to**  
**Phoenix Lodge, Mansions Brook**  
**Green, London**

An exceptional opportunity to acquire a second-floor mansion apartment, perfectly positioned within an exclusive gated development in the heart of Brook Green. Spanning an impressive layout of approximately 125 sq m (over 1,300 sq ft), this generously proportioned property represents a rare find and a must-see for prospective buyers. The apartment is offered to the market entirely chain-free, ensuring a smooth and efficient transaction

Presenting a rare opportunity to fully modernise and bespoke-design a magnificent second-floor apartment within Phoenix Lodge Mansions. This highly regarded, securely gated red-brick mansion block sits within impeccably maintained private grounds at the junction of Brook Green and Shepherds Bush Road. The premier location offers effortless access to local Brook Green amenities, Hammersmith Broadway to the south, and Shepherds Bush Green to the north.

The property features a remarkably spacious entrance hall that provides an ideal footprint for a dedicated study or music area. The extensive layout comprises three double bedrooms, two bathrooms, and a grand, separate reception and dining room. The main living space opens directly onto a private balcony, offering a superb foundation for a luxury transformation.





## 2nd Floor

Total floor area 127.0 m<sup>2</sup> (1,367 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Welcome to

# Phoenix Lodge Mansions Brook Green, London

- In need of full renovation
- Three-bedroom mansion flat
- Two bathrooms
- Gated development
- Brook Green location

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: G Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## £1,000,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/WKT107759](https://barnardmarcus.co.uk/Property/WKT107759)



Property Ref:  
WKT107759 - 0005

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