



Phoenix Lodge Mansions W6

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3 Double Bedrooms
Open Plan Kitchen/Dining Room
2 Bathrooms (1 En Suite) * 2 Balconies
Off Street Parking
Private Communal Garden
EPC Rating C 70 * Council Tax Band G

A fabulous, lateral 3 double bedroom 3rd floor apartment with 2 balconies, off street parking and a wonderful communal garden within a handsome gated Victorian mansion block.

The property is exceptionally well-configured with high ceilings and flexible living/entertaining space. The 29'10 full width reception has 2 doors opening onto the southerly balcony which spans the width of the room with a further door to the northerly balcony; it has a feature fireplace, wood floor and is open to the dining area. The contemporary kitchen/breakfast room has integrated appliances; a breakfast bar; part tiled and part wood floor with 2 windows overlooking the Green. There are 3 double bedrooms, including the principal bedroom with en suite bathroom; family bathroom and generous storage. This truly wonderful, well maintained apartment is flooded with light, abounds in period features and can be moved into without further expense.

GUIDE: £1.275M
SHARE OF FREEHOLD

SUBJECT TO CONTRACT

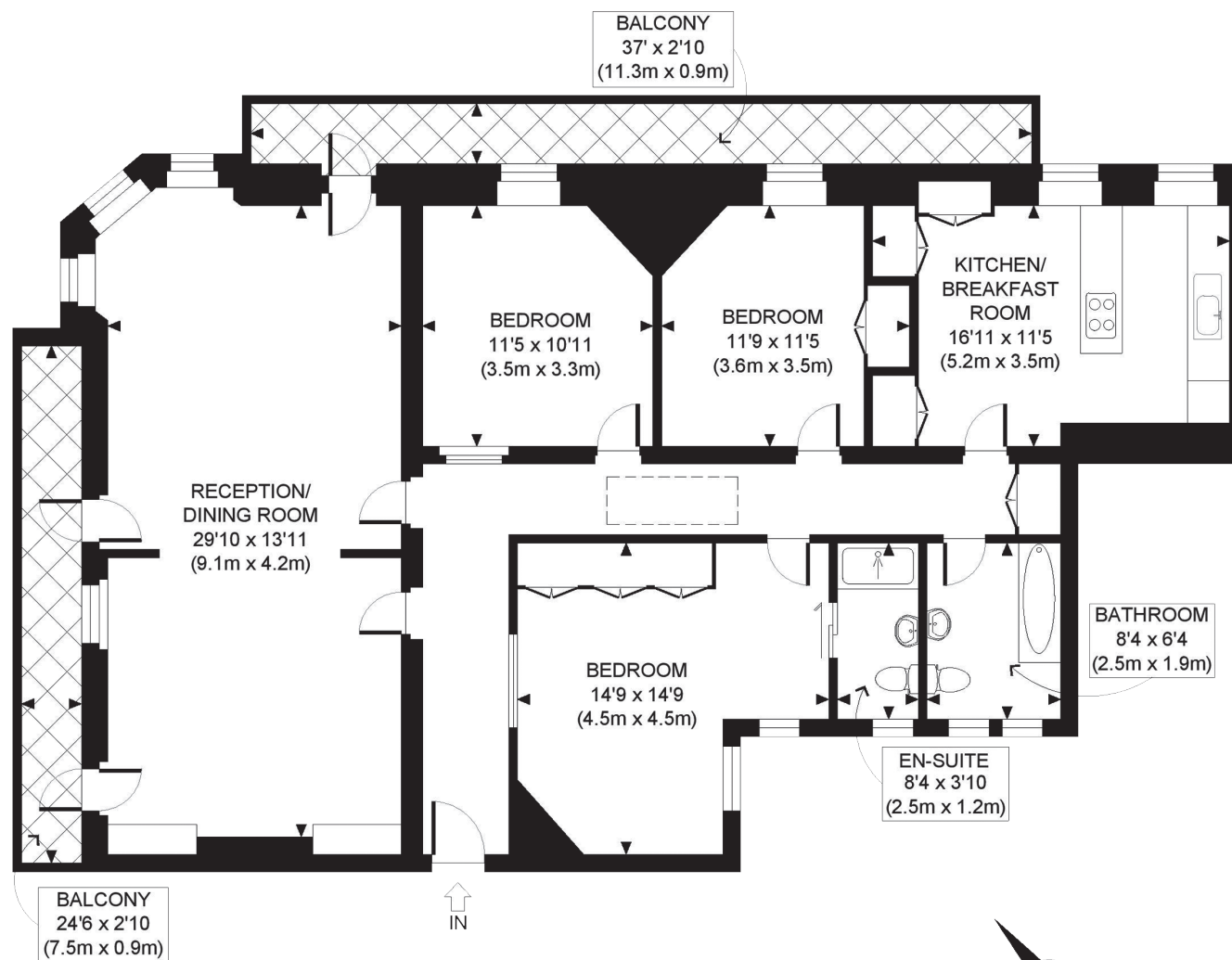
LEASE: 961 YRS APX

SERVICE CHARGE: £8,000 PA APX (INCL. SINKING
FUND & COMMUNAL OPERATIONAL COSTS)





Approximate Gross Internal Area 1,381 Sq Ft/128 Sq M



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 1381 SQ FT

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.