



REAL
ESTATE

, 50 Brook Green, London W6 7BJ



- Prime W6 location
- 2-bedroom ground-floor apartment
- Access to landscaped courtyard gardens
- Strong transport links and local amenities
- Wheelchair-adaptable layout
- Boutique scheme in a restored Victorian school building
- High-quality contemporary finish
- Close to Hammersmith, Kensington, Holland Park and Westfield shopping centre
- Long 999-year lease
- Estimated completion Q1/Q2 2027

Set on the ground floor of Mapleton Place, the apartment extends to approximately 819 sq ft / 76.1 sq m and offers a well-planned lateral layout with a spacious living / dining area, separate kitchen zone, principal bedroom, second bedroom, shower room and useful storage. The home is also noted as wheelchair-adaptable.

Fifty Brook Green is a boutique collection of 1-4 bedroom apartments, duplexes, triplexes and mews houses, created through the restoration of a historic Victorian school building. The development combines period character with contemporary interiors, landscaped courtyard gardens and a calm, private residential setting.

The wider Brook Green location offers a strong West London lifestyle, with easy access to Hammersmith, Kensington, Holland Park, Westfield London, local schools, restaurants, transport links and green spaces.

Price £1,520,000

7 Marylebone Lane, London, W1U 1DB
T: 0203 871 4074 | welcome@azrealestate.uk





1 MAPLETON PLACE

2 BED APARTMENT

GROUND FLOOR




TOTAL INTERNAL AREA	76.1 sq.m	819 sq.ft
KITCHEN	3.6m x 1.9m	11'10" x 6'3"
LIVING / DINING	5.6m x 4.0m	18'4" x 13'1"
PRINCIPAL BEDROOM	4.3m x 3.6m	14'1" x 11'10"
BEDROOM 2	2.4m x 3.6m	7'10" x 11'10"


*This apartment is a wheelchair-adaptable dwelling.
For more information, speak to a London Square representative*



C - Cupboard W - Wardrobe W - Optional Wardrobe WD - Washer / Dryer

Floor plans not to scale, for indicative purposes only.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

A beautifully designed 2-bedroom apartment within Fifty Brook Green, an exclusive gated development by London Square in the heart of Brook Green.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

7 Marylebone Lane, London, W1U 1DB
 T: 0203 871 4074 | welcome@azrealestate.uk