



REAL
ESTATE

, 50 Brook Green, London W6 7BJ



- Prime W6 location
- 3-bedroom ground-floor apartment
- Private terrace
- Strong transport links and local amenities
- Close to Hammersmith, Kensington and Holland Park
- Approx. 1,419 sq ft / 131.8 sq m
- Principal bedroom with en-suite and dressing area
- Approx. 505 sq ft / 46.9 sq m private exterior area
- Long 999-year lease
- Estimated completion Q1/Q2 2027

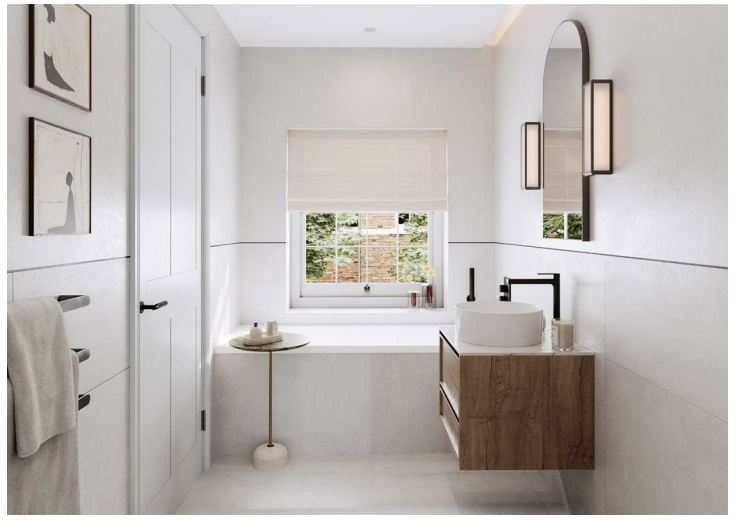
Extending to approximately 1,419 sq ft / 131.8 sq m, the apartment offers an impressive lateral layout with a spacious kitchen / dining area, separate living space, principal bedroom with en-suite, second bedroom with en-suite, third bedroom / study, family bathroom, utility room, storage and dressing area.

A key feature is the generous private outdoor space, with approximately 505 sq ft / 46.9 sq m of exterior area, including a private terrace, making it a rare option for buyers looking for both space and outside living in West London.

Fifty Brook Green combines the character of a restored Victorian school building with contemporary interiors, landscaped courtyard gardens and a private residential setting, close to Brook Green, Hammersmith, Kensington, Holland Park and Westfield shopping centre.

Price £2,550,000

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

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