



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

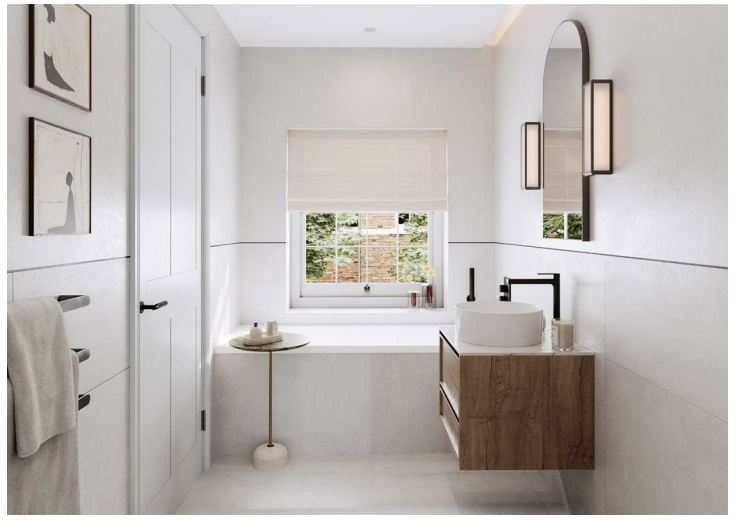
Extending to approximately 1,419 sq ft / 131.8 sq m, the apartment offers an impressive lateral layout with a spacious kitchen / dining area, separate living space, principal bedroom with en-suite, second bedroom with en-suite, third bedroom / study, family bathroom, utility room, storage and dressing 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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.

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