

FIFTY BROOK GREEN




LONDON
SQUARE

DEVELOPMENT FACTSHEET

DEVELOPMENT OVERVIEW

WELCOME TO FIFTY BROOK GREEN

In the heart of West London, the timeless elegance of Brook Green creates an atmosphere of serenity.

Standing elegantly within this peaceful oasis is an exclusive gated development of 32 unique homes, ranging from 1 to 4 bedroom apartments, duplexes, triplexes and freehold mews houses.



DEVELOPER	London Square Developments Limited	ARCHITECT	Darling Associates
LOCATION	50 Brook Green, London W6 7BJ	ANTICIPATED COMPLETION	Q1 2027 to Q2 2027
LOCAL AUTHORITY	Hammersmith & Fulham	BUILDING INSURANCE	10-Year Warranty 2-Year London Square Warranty
TENURE	Apartments: 999 years Mews Houses: Freehold		

PRIVATE RESIDENCE MIX

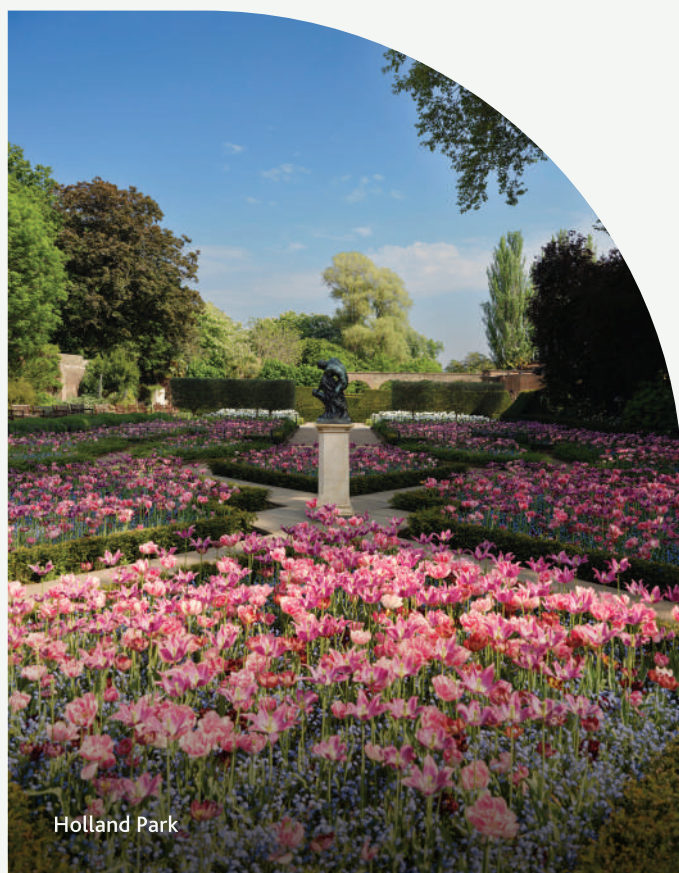
1 BED APARTMENT	2 BED APARTMENT	2 BED MEWS HOUSE	3 BED APARTMENT	3 BED DUPLEX	3 BED MEWS HOUSE	3 BED TRIPLEX	4 BED TRIPLEX
2	14	2	8	3	1	1	1

AMENITIES	12-hour concierge Wellness suite, with gym, pilates & yoga room Open-air dining & summer kitchen Private courtyard & garden	PARKING	Car-free development, 3 blue badge spaces only. For more information, speak to a member of the London Square Sales Team.
MANAGING AGENT	Rendall and Rittner The service charge covers the cost of the concierge, staffing, amenity management, maintenance of systems, lifts, communal spaces, CCTV, internal communal and external repairs, window cleaning, communal water and electricity, cleaning and landscaping of communal areas, building insurance, reserve fund and professional fees.	WHY BUY AT FIFTY BROOK GREEN?	<ul style="list-style-type: none">• Beautiful Victorian conversion building with historic detailing and architecture• Spacious and light living with grand ceiling heights and arched windows• Private, gated development with 12-hour concierge and CCTV• Luxury wellness suite overlooking summer kitchen and gardens• Nestled away in one of West London's secret villages• Excellent transport links with 3 Underground stations on your doorstep• First-class education just minutes away• Built for modern living and lasting peace of mind. Each home is constructed to Secured by Design standards, giving comfort to you and your family
SERVICE CHARGE	Rosemont House – £6.63 psf Birchwood Place – £7.25 psf Oakmere Place – £7.25 psf Ashby House – £4.50 psf Mapleton Place – £7.08 psf <small>Please note where homes have their own entrance in Birchwood Place and Oakmere Place, the service charge will be £6.16 per sq ft.</small>		

BROOK GREEN APPEAL

A luxury residential concierge provides a seamless extension of home living, delivering personalised services, trusted assistances, and effortless convenience that elevates everyday life within the development.

- Meet and greet service to welcome your guests, assistance with shopping, luggage and more
- 12-hour concierge from 8am to 8pm
- Comprehensive and discreet key holding service
- Local knowledge: ask us about local hidden gems and securing exclusive reservations
- Amenities and housekeeping service to advise on maintaining the residence
- Deliveries and bookings: we handle your items with care and precision. We can also arrange taxis, book restaurants and more



BROOK GREEN LIVING

Nestled within walking distance of Holland Park and Kensington, Brook Green is one of West London's most desirable residential sanctuaries. Tree-lined avenues and architectural heritage infuse the area with village charm, yet the excitement of the city is always within reach.

At the heart of Brook Green lies an enchanting green space, ideal for peaceful walks with a coffee in hand, purchased from one of the many local cafés.

LOCAL AREA

River Thames – 0.8 miles
Holland Park – 0.9 miles
Notting Hill – 1.7 miles
Kensington Palace Gardens – 1.8 miles
Hyde Park – 3.0 miles

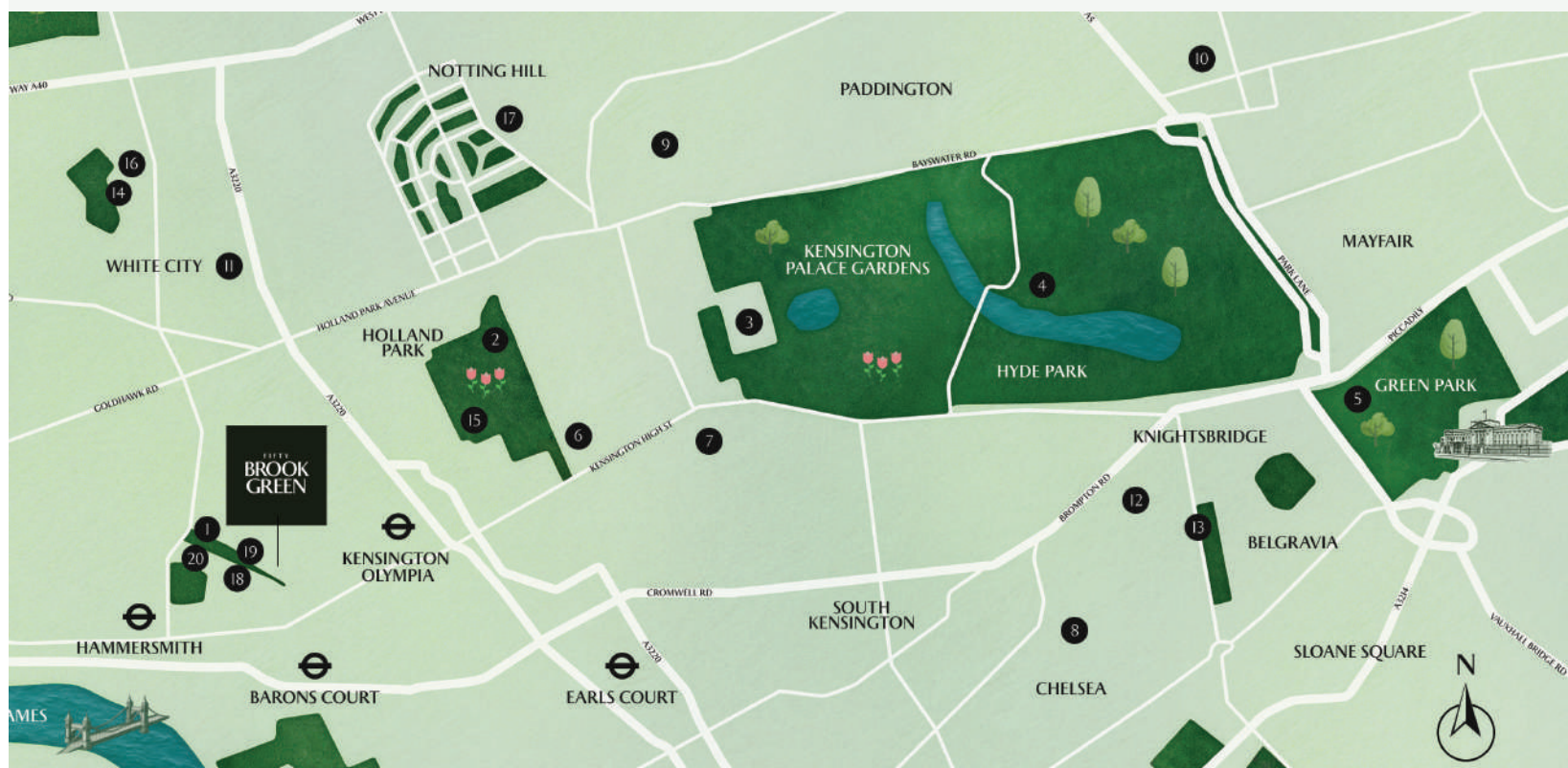
WALK TIMES TO STATIONS

Barons Court – 9 minutes
Kensington Olympia – 9 minutes
Hammersmith – 10 minutes

TRANSPORT CONNECTIONS (From Barons Court)

Earl's Court – 4 minutes
Sloane Square – 10 minutes
Green Park – 13 minutes

FIFTY BROOK GREEN LOCAL AREA MAP



PARKS

- 1 BROOK GREEN
1 MIN WALK
- 2 HOLLAND PARK
19 MIN WALK
- 3 KENSINGTON PALACE GARDENS
1.8 MILES
- 4 HYDE PARK
3 MILES
- 5 GREEN PARK
3.2 MILES

FITNESS

- 6 KARVE PILATES
1 MILE
- 7 EXQUINOX KENSINGTON
1.3 MILES
- 8 KX CHELSEA
2.8 MILES
- 9 HEARTCORE BAYSWATER
3.4 MILES
- 10 NOBU PILATES
3.7 MILES

SHOPPING

- 11 WESTFIELD WHITE CITY
1 MILE
- 12 KNIGHTSBRIDGE
2.7 MILES
- 13 SLOANE STREET
3.2 MILES

CUISINE

- 14 SOHO HOUSE, WHITE CITY
6 MIN DRIVE
- 15 BELVEDERE, HOLLAND PARK
6 MIN DRIVE
- 16 ENDO AT THE ROTUNDA
7 MIN DRIVE
- 17 GOLD, NOTTING HILL
9 MIN DRIVE

EDUCATION

- 18 ST. PAUL'S GIRLS' SCHOOL
2 MIN WALK
- 19 ECOLE FRANÇAISE DE LONDRES
2 MIN WALK
- 20 BUTE HOUSE PREPARATORY
6 MIN WALK



WE ARE LONDON SQUARE

We are dedicated to making London even greater. Founded in 2010, our name was inspired by the ethos of London's famous squares – landmarks renowned for their legacy and community.

Now part of the Aldar Group of companies, London Square and Aldar are committed to creating world-class developments, anchored in high quality design, sustainability, and customer service excellence – building award-winning homes where people really want to live.

RESERVATION PROCESS & PAYMENT TERMS

- Deposit of £5,000 upon reservation
- Deposit of 10% of the purchase price is payable on exchange of contracts
- The balance of 90% of the purchase price will be payable on legal completion

COUNCIL TAX

Your council tax will be based on the valuation band of what your property might have sold for in April 1991. Each property is valued and placed in one of eight council tax bands by the Valuation Office Agency, part of HMRC.

Band A – £967.61	Band E – £1,773.95
Band B – £1,128.88	Band F – £2,096.49
Band C – £1,290.14	Band G – £2,419.03
Band D – £1,451.42	Band H – £2,902.84

Please see the Hammersmith and Fulham Council website for more information.

DOCUMENTS REQUIRED

- Original current passport or original identity card
- Proof of address in the form of a utility bill (not mobile phone) or bank statement copy showing every buyer's name and home address – these items to be less than three months old
- In addition, your solicitor will require written evidence of the source of your deposit monies accumulating in your account
- Original or certified copies required for all buyers

Information provided must match the details given on the reservation agreement

SOLICITORS

PANEL SOLICITORS

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Disclaimer

This document is intended to provide an indication of the general style of our development and apartment types. London Square operates a policy of continuous development and individual features such as windows and elevational treatments may vary from time to time. To this end, any drawings, photographs or illustrations shown are non-contractual. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design at any time for any reason without prior notice. Homes that offer access via direct entrance from the courtyard gardens will benefit from a reduced service charge of £6.16 psf. Council Tax bands are subject to change and are based on 2025–26 Council tax bands. Source: Council tax bands and rates | London Borough of Hammersmith & Fulham

Consequently these particulars should be treated as general guidance only. Nor do they constitute a contract, part of a contract or a warranty. Times taken from Google Maps. All details are correct at the time of going to print. September 2025.