

The logo for Braxton, featuring a stylized 'B' icon in a blue square followed by the word 'Braxton' in white serif font on a blue rectangular background.

**Braxton**



**Flat 4 Woolley Hall, Mawson Avenue, Littlewick Green, Berkshire SL6 3DX**

# FLAT 4 WOOLLEY HALL, MAWSON AVENUE, LITTLEWICK GREEN, BERKSHIRE SL6 3DX

**GUIDE PRICE: £1,295,000**  
**SHARE OF FREEHOLD**

A magnificent two bedroom first floor apartment of just over 2,000 sq ft forming part of this stunning Grade II listed mansion which was converted into six luxury residences by award-winning Millgate Homes in 2016. The property is set in 24 acres of gated landscaped private parkland and exquisite formal gardens created by the world famous land architect Thomas Mawson. The property provides well-proportioned accommodation presented to a high standard of finish and specification, retaining many original features. The property is accessed via a Wisteria-lined entrance with a private grand staircase or through an impressive communal reception hall with lift and stairs to first floor. **NO ONWARD CHAIN.**

**\*IMPRESSIVE COMMUNAL ENTRANCE HALL WITH STAIRS & LIFT TO FIRST FLOOR**  
**\*LARGE SITTING/DINING ROOM WITH ADJOINING STUDY**  
**\*HIGH STANDARD HANDCRAFTED KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES**  
**\*PRINCIPAL SUITE OF MASTER BEDROOM WITH BUILT-IN WARDROBES & IMPRESSIVE EN-SUITE BATHROOM**  
**\*SECOND DOUBLE BEDROOM WITH BUILT-IN WARDROBES & DOUBLE DOORS LEADING TO BALCONY**  
**\*FAMILY BATHROOM**  
**\*PRIVATE PAVED GARDEN**  
**\*TWO ALLOCATED PARKING SPACES**  
**\*TWO GARAGES**  
**\*EXTENSIVE COMMUNAL GROUNDS OF APPROX. 24 ACRES**  
**\*UNDERGROUND BASEMENT FOR STORAGE**  
**\*EPC RATING F**





Approximate Area = 194.8 sq m / 2097 sq ft  
 Including Limited Use Area (5.1 sq m / 55 sq ft)  
 Garage = 38.7 sq m / 416 sq ft  
 For identification only. Not to scale.

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999 year lease from 2016  
 Service charge £10,950 per annum  
 Further information available on request

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 305373

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract.



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