



**\*3D Virtual Tour Available\*** An immaculately presented furnished one bedroom apartment moments away from the expanse of Brook Green

**Bentley House, Bute Gardens, Hammersmith, London, W6**

£400 pw (£1,733.33 pcm) plus fees apply, Furnished  
Available now



- One bedroom
- One bathroom
- Modern kitchen
- Open plan bright reception room
- Lift

#### Local Information

Bute Gardens is a highly sought after one-way residential street situated off the Southern side of Brook Green. The location is deemed very popular due its bordering with Kensington and the excellent local schools including St Paul's Girls' school and Ecole Francaise de Londres Jacques Prevert.

The area is easily accessible, benefitting from a number of transport options including Hammersmith underground a few minutes' walk away (0.2 miles), Kensington Olympia over ground (0.8 miles) and Baron's Court underground (0.6 miles) as well as commuter links to the A4. The A4 leads onto the M4, providing fast access to Heathrow and out to the West Country. In the other direction, it also provides a quick route into central London towards Harrods and the West End.

An excellent variety of local shops, cafes and restaurants are on offer along Kensington High Street as well as Westfield Shopping Centre with its extensive retail, restaurant, leisure and transport facilities.

#### About this property

An immaculately presented furnished one bedroom apartment moments away from the expanse of Brook Green.

This stunning, modern property offers a generous open plan kitchen, dining and reception area.

Off the spacious hallway with storage is a a well-proportioned bedroom with fantastic built in storage and a modern family bathroom.

#### Furnishing

Furnished

#### Local Authority

Hammersmith & Fulham  
Council Tax Band = E

#### Energy Performance

EPC Rating = B

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Brook Green & Shepherds Bush Lettings Office.  
Telephone: +44 (0) 203 618 3777.





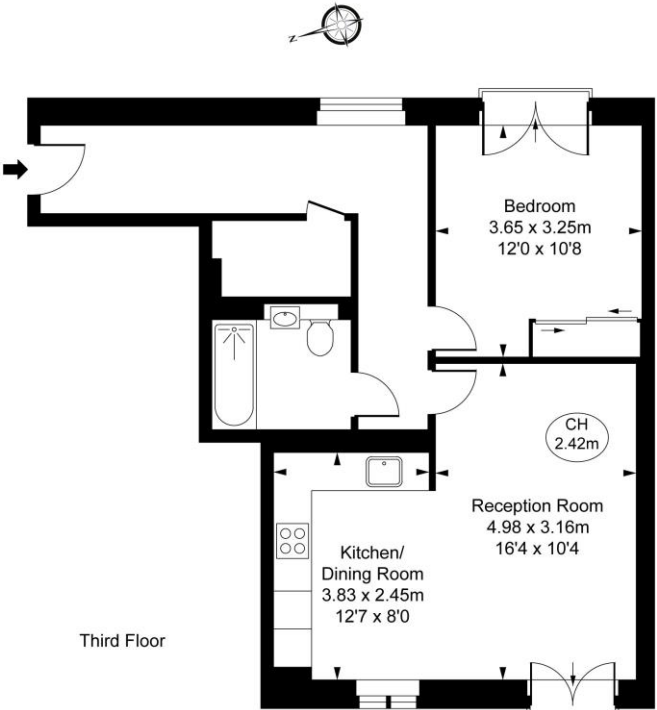


**Bentley House, Bute Gardens, Hammersmith, London, W6**  
**Gross Internal Area** 639 sq ft, 59.4 m<sup>2</sup>


**Bree Southam**  
Brook Green & Shepherds Bush  
Lettings  
**+44 (0) 203 618 3777**  
bree.southam@savills.com

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**Bentley House,  
Bute Gardens, W6**  
Approximate Gross Internal Area  
**59.35 sq m / 639 sq ft**  
( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(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>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to [Savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](https://www.savills.co.uk/applicant-guide).  
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