



An immaculately presented lateral apartment

Bentley House, 22 Bute Gardens, London, W6 7DR

Guide Price £1,000,000 Leasehold (Lease Expiry August 2141)



Approximately 0.2 Miles to Hammersmith Station • Two double bedrooms • Two bathrooms • Luxurious fourth floor apartment
 • Modern open plan kitchen/reception • Secure underground parking • West facing terrace

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 lateral apartment moments away from the expanse of Brook Green.

This stunning, modern property offers a generous open plan kitchen, dining and reception area complemented by French

doors opening onto a west facing terrace allowing light to flood the room.

Off the spacious hallway are two well-proportioned bedrooms, all with fantastic built in storage. The master suite benefits from a en-suite bathroom.

Further advantages include an abundance of storage throughout the property and a further modern family bathroom. This apartment benefits from a secure underground parking space.

Tenure

Leasehold (Lease Expiry August 2141)

Local Authority

Hammersmith & Fulham

Council Tax

Band = F

Ground Rent

£475 per annum

Service Charge

£2215.56 per annum (Building insurance is £388.88)

Energy Performance

EPC Rating = B

Viewing

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





Bentley House, 22 Bute Gardens, London, W6
Gross Internal Area 909 sq ft, 84.45 m²

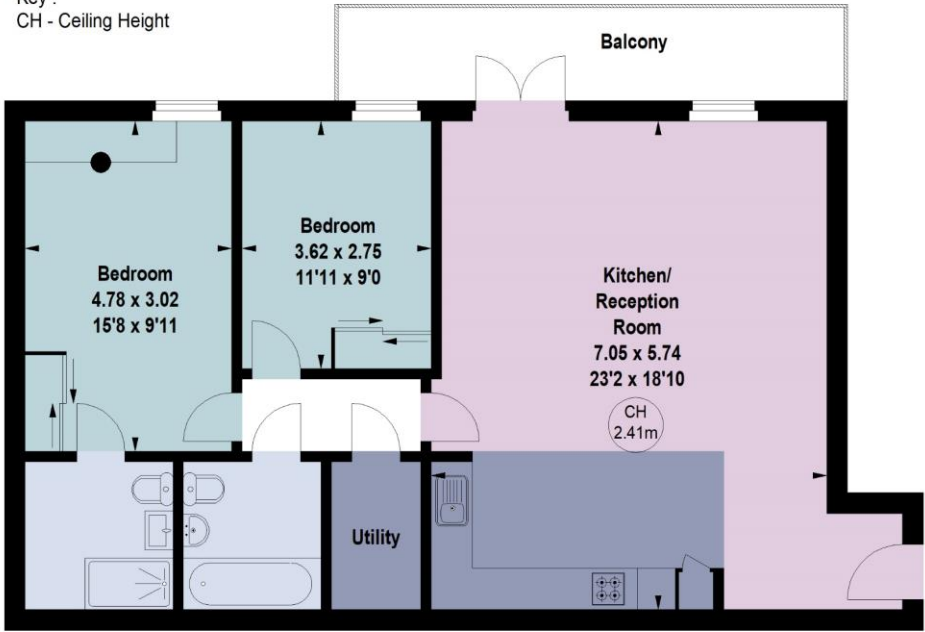
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Bute Gardens, W6

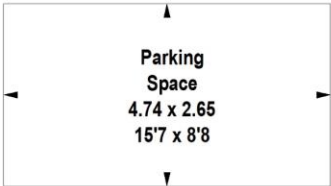
Gross internal area (approx) 84.45 sq m / 909 sq ft

Key :
CH - Ceiling Height



Fourth Floor

For Identification Only. Not To Scale.
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Lower Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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