



A charming three bed house in the heart of Brooke Green

Bute Gardens, London, W6 7DR

Freehold

savills

Three bedrooms • Two family bathrooms • Open plan living • Lovely rear garden • 0.6 miles to Hammersmith Station

Local Information

Bute Gardens is a very sought after residential street situated between Brook Green and Hammersmith on land which was long used as a nursery supplying fruit and vegetables to the city of London.

The location is popular bordering Kensington and provides excellent schools including St Paul's Girls' school and Ecole Francaise de Londres Jacques Prevert. There are six underground stations and two railway stations plus easy access to the A4 taking you straight to central London or out the countryside.

An excellent variety of local shops, cafes, delicatessens and restaurants can be found plus Westfield shopping centre.

About this property

A charming three bedroom house having retained many charming original features and situated in a pleasant location which is convenient for the extensive amenities of Brooke Green and Hammersmith.

The accommodation which is very well presented throughout in brief comprises: Entrance lobby, a generous open plan double reception room with ethanol burner. There is a separate kitchen with integrated appliances

and family bathroom room, both of which being tastefully appointed. The first floor features three good sized double bedrooms, the principle one offering fantastic built in storage. There is also a good sized family shower room.

Another wonderful feature of this appealing property is the low maintenance and enclosed rear garden, ideal for entertaining.

Tenure

Freehold

Local Authority

Hammersmith & Fulham

Energy Performance

EPC Rating = D

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.

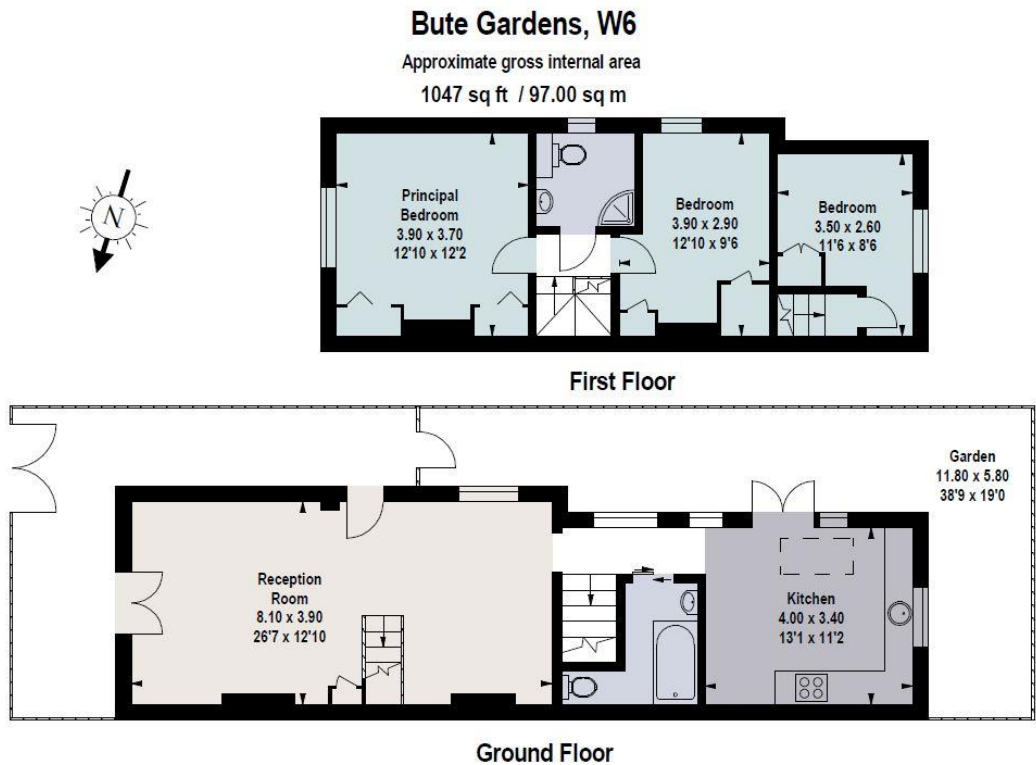





Bute Gardens, London, W6
Gross Internal Area 1047 sq ft, 97.3 m²

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	67	87
A		
(81-91)		
B		
(69-80)		
C	67	
(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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