



A SPACIOUS FIRST FLOOR APARTMENT SITUATED IN THIS NEW DEVELOPMENT IN MAIDA VALE

BUTLER HOUSE, 6 DIXON BUTLER MEWS, LONDON, W9

Guide Price £950,000 - Leasehold

savills

3 Bedrooms • 2 Bathrooms • Open plan kitchen / reception • Contemporary finishes throughout • Large balcony • Situated close to Westbourne Park tube station (Circle & Hammersmith & City lines)

3 Bedrooms • 2 Bathrooms • 1 Reception

- EPC Rating = B
- Council Tax = tbc

Description

This stunning 3 bedroom, 2 bathroom lateral apartment is located on the first floor of this new development.

The property features a spacious open plan kitchen / reception room with floor to ceiling windows and access to a large balcony.

Further accommodation includes a master bedroom with en suite bathroom, two double bedrooms and a family bathroom.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.

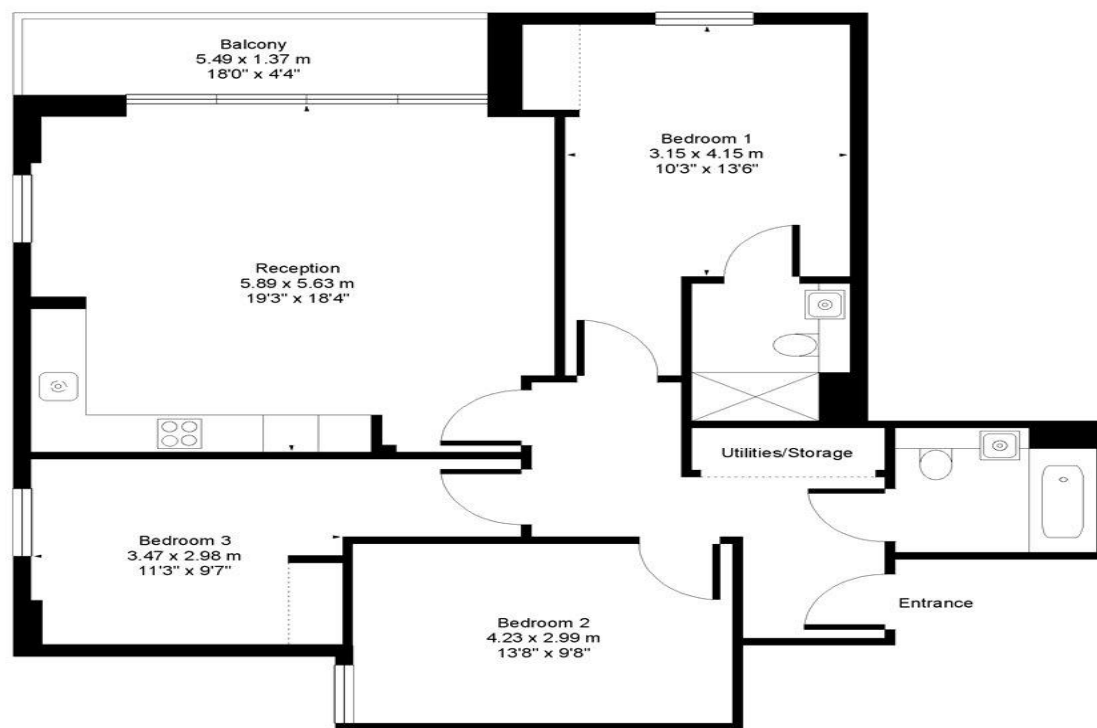
Local Information

The development is located only two miles North West of central London and benefits from fantastic transport links that will soon be enhanced by Paddington's new Crossrail station.

This ambitious project will see journey times around the capital significantly shortened, making property in the vicinity of one of the new stations an astute investment.



Butler House Westbourne Place, W9



FIRST FLOOR

Approx. Gross Floor Area = 96 sq.meters • 1033 sq.feet

For illustrative purposes only. Measured and drawn in accordance to RICS guidelines. Not drawn to scale.
Prepared by Swan Photography 01435 863908





Maida Vale & Little Venice

Rupal Patel
rupatel@savills.com
+44 (0) 20 3425 5600

savills.co.uk

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20190717ANKO

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A			
(81-91) B			
(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	