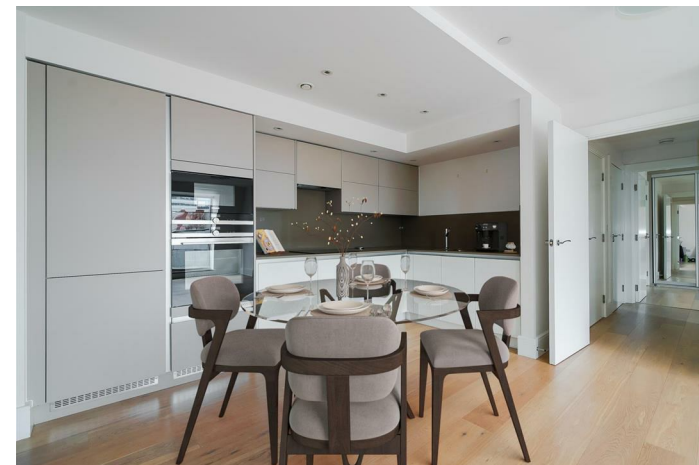


LAURENT
RESIDENTIAL



22 BUTE GARDENS
LONDON, W6 7DR

£899,950
LEASEHOLD

22 BUTE GARDENS

- Two double bedrooms • Two bathrooms • Open plan kitchen/reception • Balcony • Secure underground parking • No onward chain



A superb 4th-floor apartment in a modern development on Bute Gardens just off Hammersmith Road.

This bright and spacious apartment features an open-plan kitchen and living area, complete with doors opening onto a private balcony.

The accommodation includes two double bedrooms, one with an ensuite, plus an additional bathroom.

There's also a large storage/utility room and a secure, reserved underground parking space. Residents enjoy access to a generous communal roof terrace, ideal for relaxing or entertaining.

Designed for modern living, this energy-efficient apartment boasts an EPC rating of B. Bute Gardens offers a peaceful residential setting just moments from the green expanses of Brook Green. The excellent transport links at Hammersmith, along with a diverse array of restaurants, pubs, and shopping facilities, are all within a short walking distance, including those along the picturesque River Thames.

Check your broadband and mobile coverage here

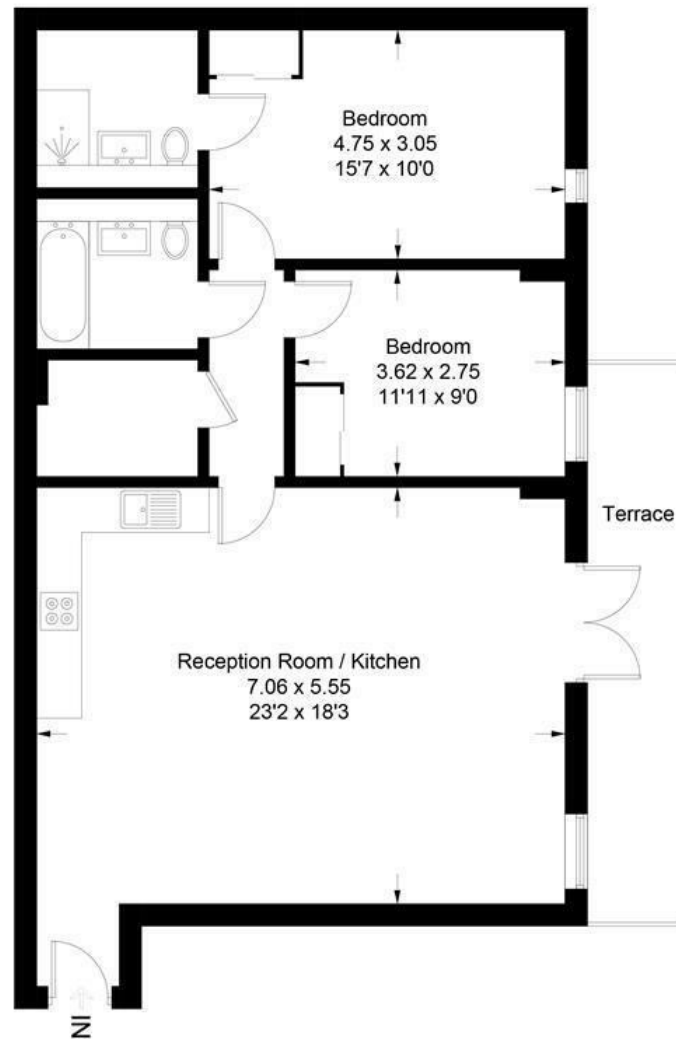
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

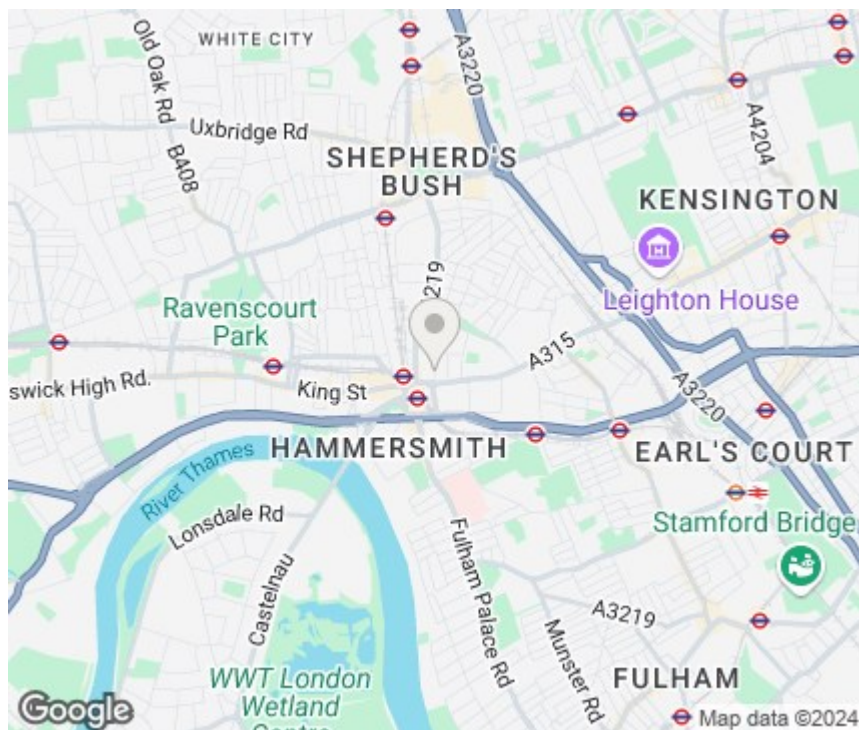
Check your flood risk here <https://www.gov.uk/check-long-term-flood-risk>

Some CGI photos used.


Bute Gardens, London, W6

Approximate Gross Internal Area = 83.7 sq m / 901 sq ft





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC 	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements