



**Bute Gardens W6**



# Bute Gardens W6

**2 DOUBLE BEDROOMS**

**OPEN PLAN RECEPTION/KITCHEN/BREAKFAST  
ROOM**

**2 BATHROOMS (1 ENSUITE)**

**UTILITY ROOM**

**UNDERGROUND PARKING**

**EPC RATING A 92**

**COUNCIL TAX BAND F**

**LEASE LENGTH: 116 YEARS APX**

**SERVICE CHARGE: £2,500 PA APX**

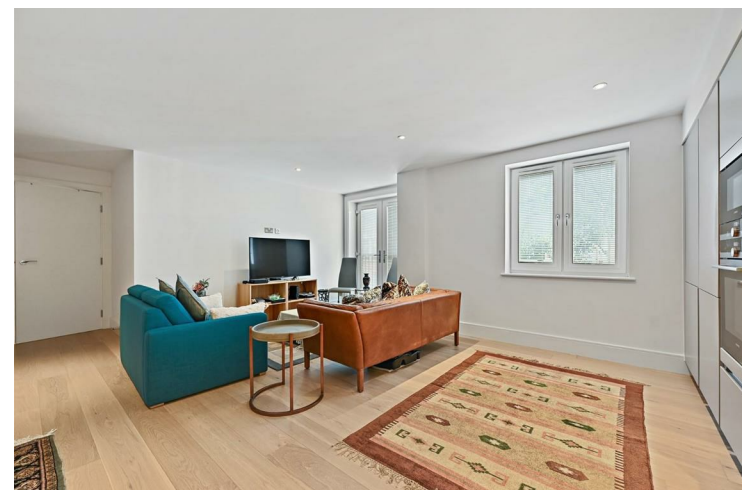
**GROUND RENT: £700 PA APX**

A contemporary and well-configured 2 double bedroom apartment situated on the 3rd floor of an attractive purpose-built block with designated underground parking.

The open-plan reception/kitchen/breakfast room to the front of the property has excellent storage with integrated appliances and a Juliet balcony overlooking Bute Gardens. The 2 double bedrooms both have very good built-in wardrobes with the principal bedroom having an en suite bathroom. There is a further bathroom and large storage/utilities cupboard off the hall. This generous property of approximately 785 sq ft is very well configured, has a lovely feel and occupies an excellent position on one of the premier residential roads in Brook Green and within easy walking distance of the transport hub at Hammersmith Broadway and the abundance of local amenities!

**PRICE GUIDE £710,000**  
**LEASEHOLD**

**SUBJECT TO CONTRACT**









BENTLEY HOUSE, W6



APPROX. GROSS INTERNAL FLOOR AREA: 786 SQ FT/ 73 SQM

**PROPERTY PHOTO PLANS**.CO.UK