

est 1979

Jeremy  
Leaf & Co.



Bute Mews, NW11

£1,300,000

- Stunning 3-Bed Mews House
- Expansive Open-Plan Kitchen, Diner, & Lounge
- Private South-Facing Garden
- Secure Private Garage Attached
- Hampstead Garden Suburb Location
- 1,474 Sq. Ft. Luxury Interior
- Two Modern Bathrooms
- Direct Access to Fletchers Gardens
- Excellent EPC B Energy Rating
- Viewings Are Highly Recommended!

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# Bute Mews, Hampstead Garden Suburb, NW11 6EQ

Situated in the highly desirable and peaceful Bute Mews (NW11), this striking modern home offers the perfect blend of luxury, comfort, and energy-efficient living. Built in 2020 to an exacting standard, the property spans an impressive 1,474 square feet of thoughtfully designed accommodation, making it an ideal choice for growing families or professionals seeking premium space within Hampstead Garden Suburb.

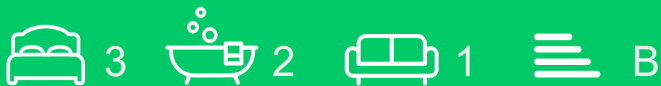
The heart of this home is the expansive open-plan kitchen, dining, and lounge area. This bright, stylish space serves as the ultimate hub for entertaining guests or relaxing with family. Large doors open directly onto a private, south-facing rear terrace and garden, seamlessly blending indoor and outdoor living. From your garden, enjoy direct access and scenic, uninterrupted views over the tranquil Fletchers Gardens.

The property boasts three well-appointed, generous bedrooms designed with relaxation in mind, alongside two luxury modern bathrooms featuring premium fixtures to ensure smooth morning routines.

In today's market, energy efficiency is paramount, and this property boasts a fantastic EPC B rating, guaranteeing low running costs. Additionally, the house includes a highly coveted, secure private garage - a rare luxury for the area.

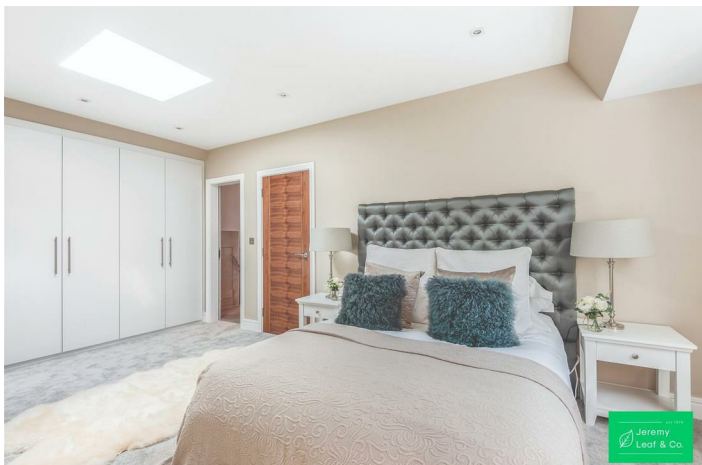
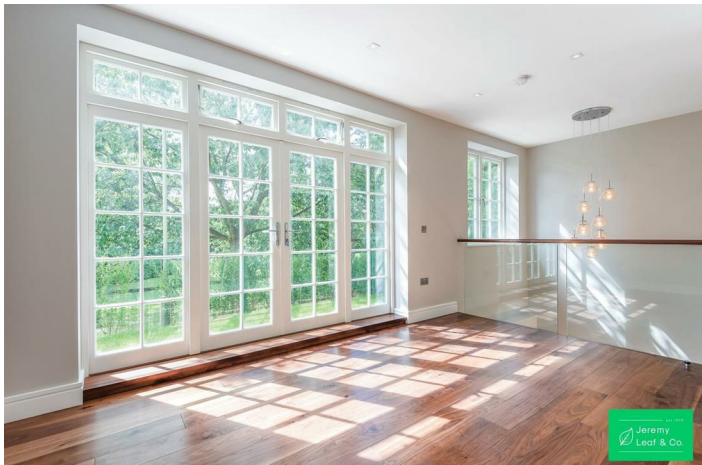
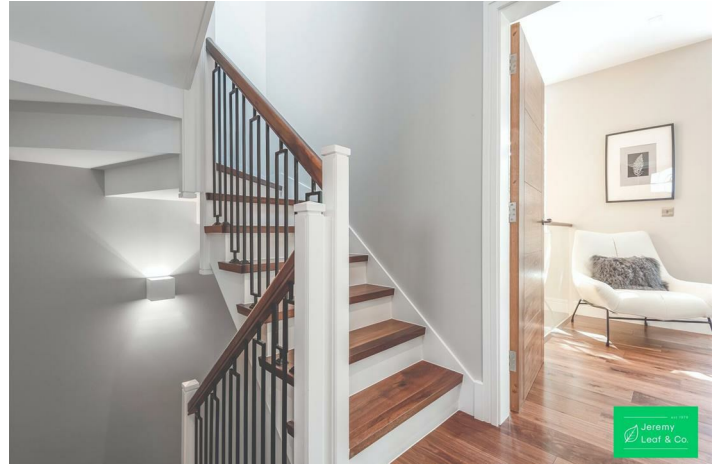
Bute Mews is a premier address known for its remarkably quiet, village-like atmosphere while remaining close to excellent local schools, boutique shops, and lush parks.

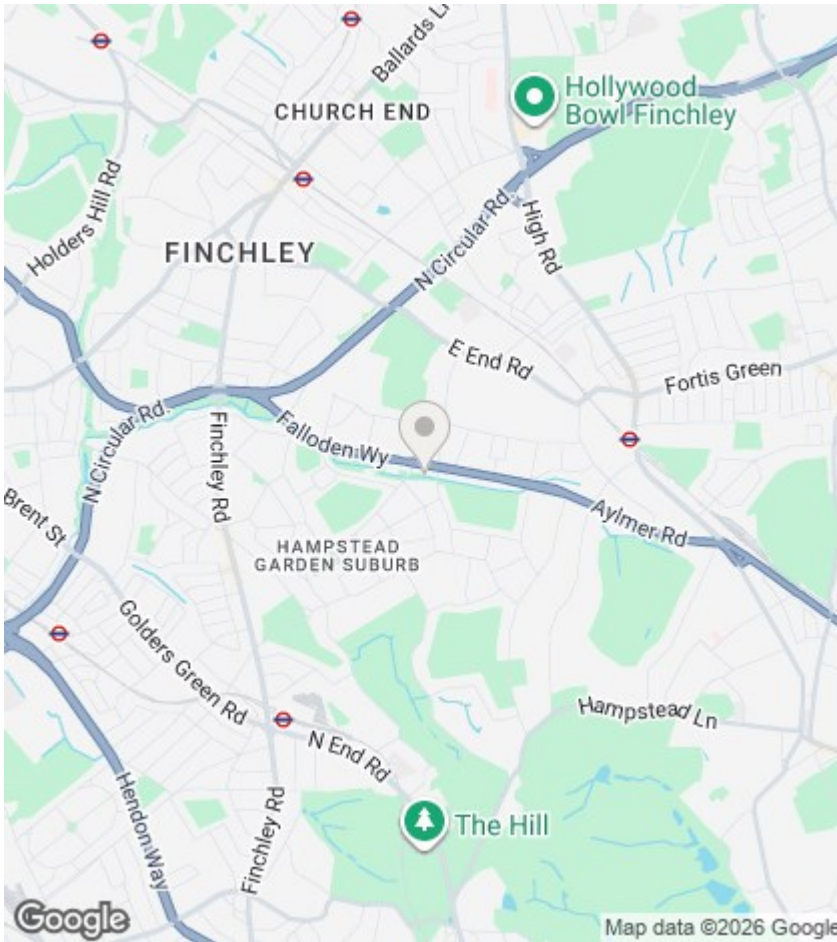
Commuters will appreciate the easy access to nearby transport links into central London. This house presents an excellent opportunity for those looking to settle in a vibrant community with every modern comfort.



Council Tax Band: G







### Directions

### Viewings

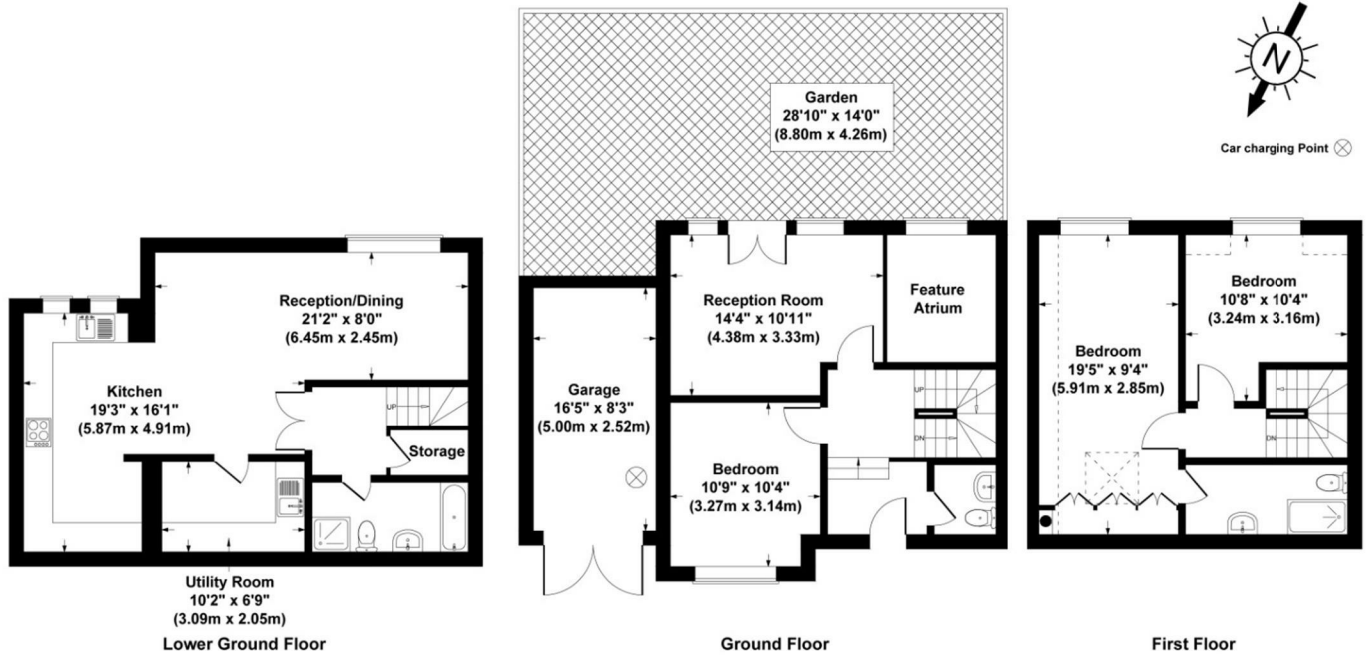
Viewings by arrangement only. Call 020 8444 5222 to make an appointment.

### EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Houses 2 & 7



Bute Mews, Hampstead Garden Suburb, NW11  
 Gross Internal Area 1503 sq ft / 140 sq metres  
 Total area not including areas under 1.5 meters  
 Not to Scale. Produced by The Plan Portal 2020  
 For Illustrative Purposes Only.