

STURGES
LONDON

Bute Gardens, Brook Green

£850,000 Leasehold









- **Light Filled 2 Bedroom Penthouse Apartment**
- **2 Bathrooms (1 Ensuite)**
- **Wonderful 24' x 19' Kitchen/Dining/Reception Room**
- **South West Facing Terrace**
- **Secure Underground Parking Space**
- **Approximately 905 sq ft [84 sq m]**
- **Well located on Quiet Residential Location**
- **Superb & Extensive Choice of Nearby Transport Links**

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A light filled penthouse apartment located on the 4th floor (with lift) of this well located, extremely secure building tucked discretely on this quiet road to the south of Brook Green, whilst also lying moments from the wealth of amenities offered by nearby Hammersmith Broadway.

The apartment extends to approximately 905 sq ft [84 sq m] and focusses upon on a wonderful, well defined 24' x 19' open plan kitchen/dining/reception with double doors on to a south west facing terrace offering far reaching south westerly views across the rooftops of Hammersmith. The property offers two most attractive double bedrooms and immaculately presented bathrooms (one ensuite) all with plenty of built in wardrobes and drawers.

Furthermore the property provides a utility/boiler room and a secure underground parking space with easy direct lift access to the front door of the apartment.

Bute Gardens is a highly regarded one way road located just to the south of Brook Green and in close proximity to Kensington. There are a huge range of excellent local schools including St
Paul's Girls' school and Ecole Francaise de Londres Jacques Prevert.

The transport links are excellent with Hammersmith Broadway underground station (District, Piccadilly and Hammersmith & City lines) being moments from the property with Kensington Olympia (District Line) also being close by. Its proximity to the nearby A4/M4 allows easy access eastwards into the West End & Central London and westwards to Heathrow and the West of England.

Local Authority: London Borough of Hammersmith & Fulham
Council Tax Band: F

Lease: 115 years remaining
Service Charges: Approximately £2432.30 pa
Ground Rent: Approximately £700 pa

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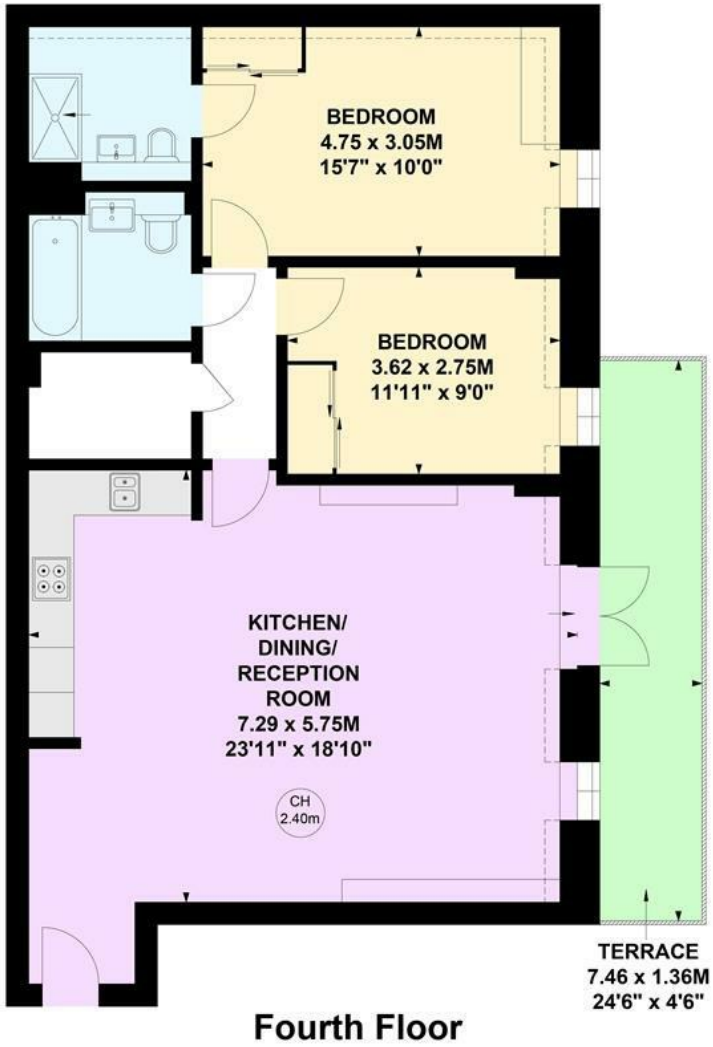
Bute Gardens, W6

Approximate gross internal area

84.10 sq m / 905 sq ft

Key :
CH - Ceiling Height



Fourth Floor

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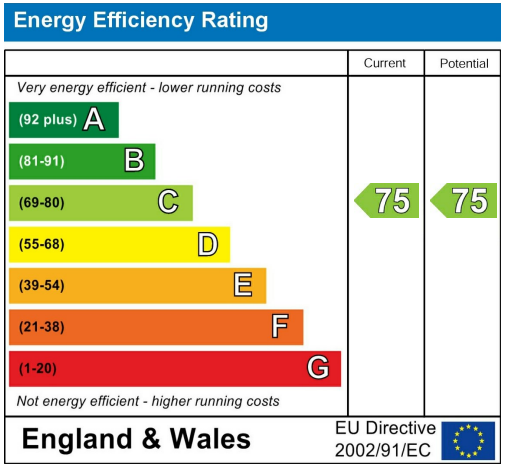

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