



## 22 BUTE GARDENS LONDON, W6 7DR

**£3,200 PER MONTH**

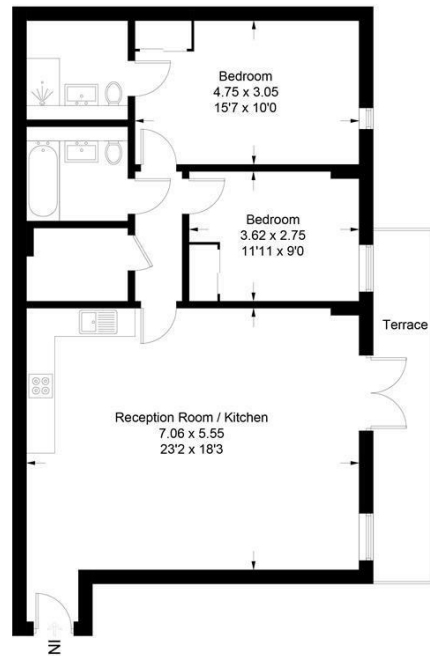
A light and spacious 4th floor apartment on Bute Gardens, a quiet one way Street off Hammersmith Road which leads to the lovely open space of Brook Green.

This super apartment is on one level with an open plan kitchen onto the living room with doors to a private balcony; two double bedrooms - one with an ensuite shower room and a further bathroom; a large storage/utility room & a secure, reserved, underground parking space. Residents can also enjoy the benefit of access to a large, communal roof terrace. This modern apartment is Energy efficient with an EPC rating of B.

Bute Gardens is a one way residential street in Hammersmith moments away from the open space of Brook Green. The numerous transport options at Hammersmith are just a short walk as too are the varied restaurants, pubs and shopping facilities both in Hammersmith and along the River.

## Bute Gardens, London, W6

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



All measurements are in accordance to the RICS Code Of Measuring Practice.  
Measurements are approximate & only for illustrative purposes.  
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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) 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 & Wales                             | EU Directive<br>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