



REAL
ESTATE

Montpellier House, 17 Glenthorne Road, London W6 0BU



- 2-bedroom
- 6th floor with good views
- Air Conditioning
- Balcony
- Private communal garden
- 2-bathroom
- Floor-to-ceiling windows
- Underfloor heating
- 24/7 concierge
- Excellent transport connection

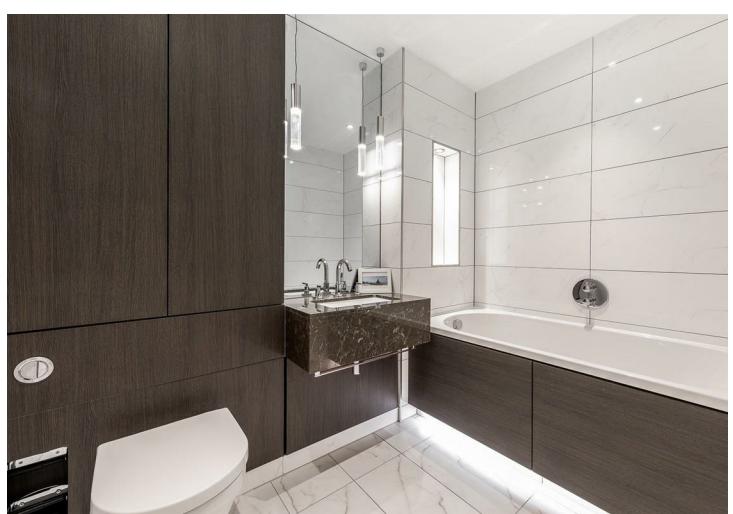
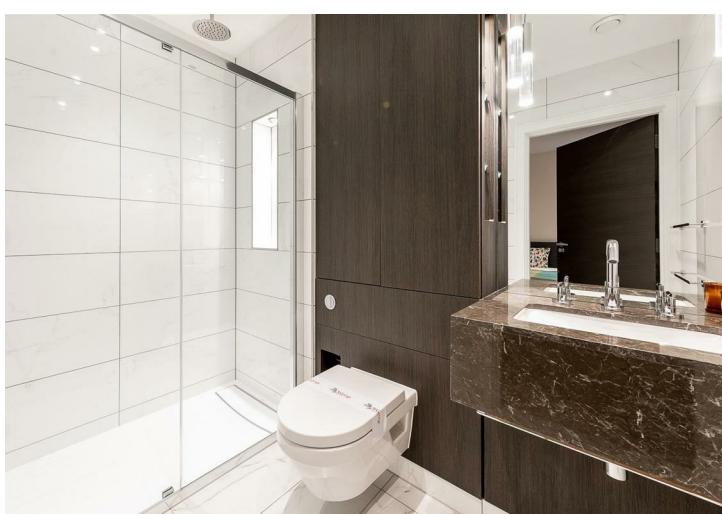
This well-presented two-bedroom, two-bathroom apartment is located in the heart of Hammersmith within the contemporary Montpellier House, Sovereign Court development, ideally positioned within walking distance of Hammersmith Underground Station.

The accommodation comprises a spacious open-plan reception room with floor-to-ceiling windows providing excellent natural light, a designated dining area, and a fully fitted modern kitchen with marble-finish worktops and integrated Siemens appliances. The principal bedroom features built-in storage and a stylish en-suite walk-in shower room, complemented by a second double bedroom and a well-proportioned family bathroom.

Additional benefits include a private balcony, air conditioning, underfloor heating, an air-ventilation system, wood flooring in the reception areas and high-quality carpets in

Price £800,000

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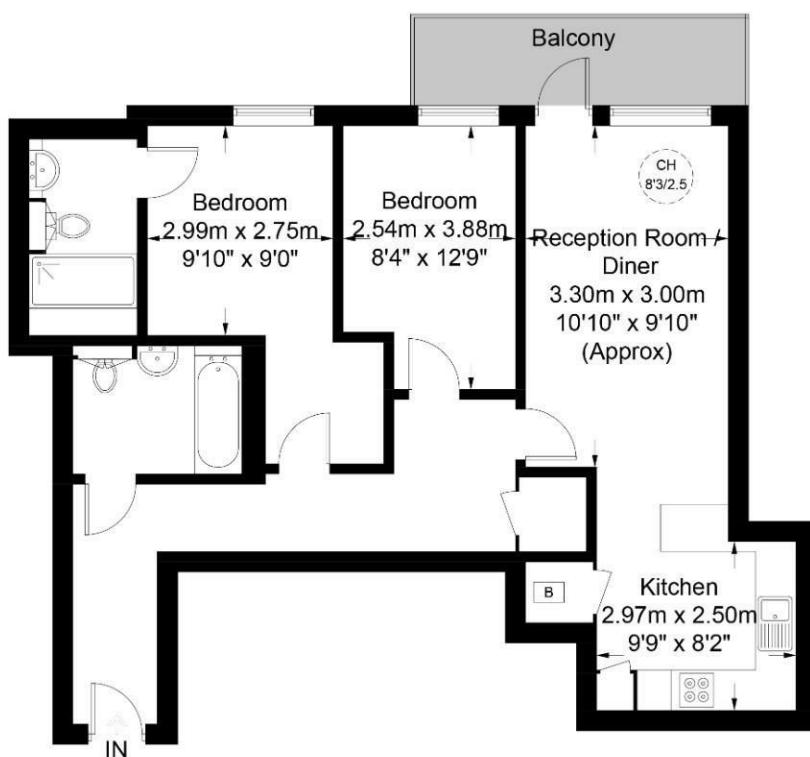




Montpellier House



Approximate Gross Internal Area = 801 sq ft / 74.4 sq m



Sixth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID505594)

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 86 | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|---|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

A modern 807 sq ft (74.4 sq m) apartment situated on the 6th floor of Sovereign Court, benefiting from a private balcony and floor-to-ceiling windows.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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