

Marley House, Greyhound Road

Hammersmith, London, W6





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Price Guide: £575,000

HELP TO BUY. Designed and built by Vida Homes an outstanding new build development (see brochure below) consisting of nine apartments located in a much sought-after location within a 10 minute walk to both Hammersmith and Barons Court underground stations. This spacious ground floor split-level one bedroom apartment with private patio measures 783 sq. ft. and has been beautifully finished throughout offering excellent living and entertaining space. The accommodation which benefits from underfloor heating throughout, comprises a wonderful open plan reception room with a stylish, locally made kitchen with plenty of room for dining and relaxing. The bedroom space is extremely generous whilst the bathroom is stunning and offers a touch of luxury with beautiful fittings and underfloor heating. There is a staircase leading down to the spacious living room / cinema room for a real wow factor. Further benefits include a private terrace for entertaining, a 10 year build warranty (ICW) and a 6 month defect warranty. Leasehold (999 years). RESERVATION FEE TO SECURE

Plot 1 - Ground Floor



GROUND FLOOR		
Kitchen/Dining:	181.32ft ²	17.71m ²
Bedroom:	121.2ft ²	12.04m ²
Ground Floor Total Area:	478ft ²	44.38m ²

LOWER GROUND FLOOR		
Cinema Room:	207ft ²	19.02m ²
Lower Ground Floor Total Area:	306ft ²	28.41m ²
Total Area (internal):	783ft ²	72.77m ²
Terrace:	53.88ft ²	6.32m ²

Outstanding new build development consisting of nine apartments with underfloor heating throughout

Sought after location | Open plan reception room | Stylish kitchen | Cinema room | Help to buy

Private terrace | Short walk to River Thames | 10 year build warranty | Luxurious bathroom

Close to transport & amenities | 783 Sq. Ft. (72.77 Sq. M.) Leasehold (999 years)

All viewings by appointment through our **Hammersmith Office:**

T: 020 7385 7000

E: hammersmith@lawsonrutter.com

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In accordance with the Property Misdescription Act 1991, we wish to emphasise that the information given in these particulars is intended to help you decide whether you wish to view this property. Whilst every care is taken to ensure the accuracy of these particulars please note that all measurements are approximate and we are, for the accuracy of other information, reliant on what the seller has provided. We strongly recommend that you rely on your own inspections and those of your advisors to establish the details of any aspects which are of particular importance. Please note that we have not undertaken any survey of the property or the appliances within it and the buyer must rely on their own investigations prior to exchange of contracts.

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