

# Marley House, Greyhound Road.

Hammersmith, London, W6





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Price Guide: £595,000

This is a stunning two bedroom, two bathroom (one en-suite) second floor property in an outstanding development designed and built in 2020, located in a much sought-after location within a 10 minute walk to both Hammersmith and Barons Court underground stations. This property has been beautifully finished throughout and offers excellent living and entertaining space. The accommodation comprises of a wonderful open plan reception room with a stylish, locally made kitchen and a cleverly designed living room with access to a private terrace. The master bedroom is extremely generous, there is a good size second bedroom and both bathrooms are stunning and offers a touch of luxury with beautiful fittings and underfloor heating. Further benefits include a MVHR system, each flat has assigned extra storage space in the basement, and a private terrace for entertaining and al fresco dining. The flat is a short walk to the river and Thames Path, the excellent shopping and amenities at Hammersmith Broadway, as well as all the new bars and restaurants at the Fulham Reach and Riverside Studios developments, including Brasserie Blanc, Sam's Riverside, The Crabtree gastropub, The Blue Boat and many more. There is also a short walk to Waitrose, Sainsbury's, Café Nero and Pret-a-Manger. There is also a 10 year ICW build warranty from 2020. Leasehold (995 years).

Stunning, two bedroom, two bathroom (one en suite) second floor property in outstanding development  
 Much sought after area | Open plan reception room with stylish locally made kitchen | Luxurious bathrooms  
 Private terrace | Short walk to River Thames towpath | 10 year build warranty from 2020 | No chain  
 Close to transport & numerous amenities | 580 Sq. Ft. (53.87 Sq. M.) Leasehold 995 years

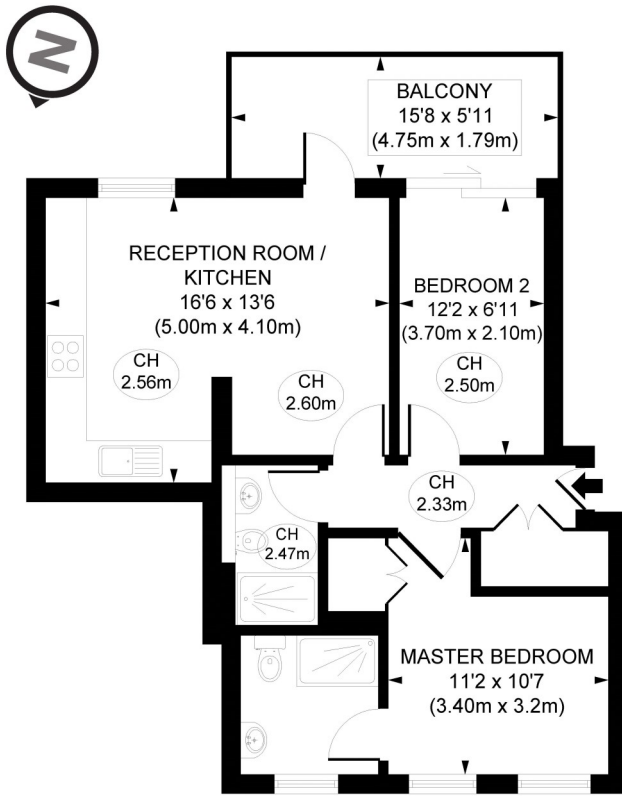
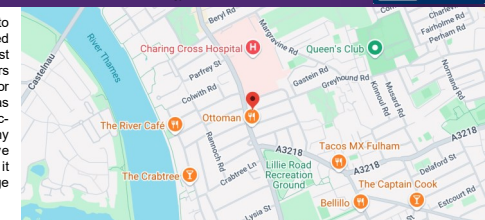
Full Energy Performance Certificate available on

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

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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.



SECOND FLOOR

Greyhound Road, W6  
 Approximate Gross Internal Area  
 53.87 SQ.M / 580 SQ.FT  
 KEY: Restricted Head Height

Illustration for identification purposes only. Not to scale. Floor Plan Drawn According To RICS Guidelines.

