



# MARLEY HOUSE



A collection of one and two bedroom apartments  
and duplexes in the heart of Hammersmith

Marley House offers stunning, thoughtfully laid-out, highly specified apartments a stone's throw from the River Thames.



On the site of the former Southern Belle pub, these nine exclusive apartments have been carefully designed to maximize space and light. Seven of the apartments benefit from private outside space. Internally they are finished to a high specification with thoughtful attention to detail.

Seven of the apartments are registered with the Help to Buy Scheme. With a Help to Buy: Equity Loan the government lends up to 40% of the purchase price. You pay a deposit of 5% or more and arrange a mortgage of 25% or more to make up the rest. You won't be charged interest on the government loan for the first five years of owning your home.



# WELCOME TO THE NEIGHBOURHOOD

Ideally placed for commuting into central London as well as enjoying all that Hammersmith & Fulham has to offer.



Fulham Palace Road runs from Fulham Road all the way to Hammersmith with its eclectic productions at the Lyric Theatre, rock shows at the Eventim Apollo and busy shops, cafés and global eateries on King Street.

At the southern end of Fulham Palace Road is Bishop's Park, which runs alongside the River Thames and is a hive of activity from rowers to runners, dog walkers to cyclists.

With only a short tube ride you can be in the West End enjoying a theatre production or at Westfield Shopping Centre indulging in some retail therapy. When it is time to travel further afield, Heathrow Airport is only 12 miles to the west and easily accessible by tube on the Piccadilly line or by car.



Fulham Palace Road has an extensive range of popular shops including Little Waitrose, Tesco Express, Prêt à Manger and Café Nero. Trendy gastropubs contrast with historic eating dens and independent cafes and restaurants serve the locals as they have done for generations.



The area is a foodies' paradise with a huge range of restaurants from the local, family-run to popular high street chains. The famous Michelin-starred River Café is a short walk away on the banks of the Thames and enjoys its legacy as one of London's most sought-after dining spots.

Locale on Munster Rd is a neighbourhood bar & restaurant serving up delicious Mediterranean-inspired food and to satisfy your caffeine and organic pastry craving you can't do better than the nearby independent COFX.



The beautiful Fulham Palace is a lovely afternoon out and houses a museum, a Tudor courtyard, a well-run restaurant and a busy gallery.

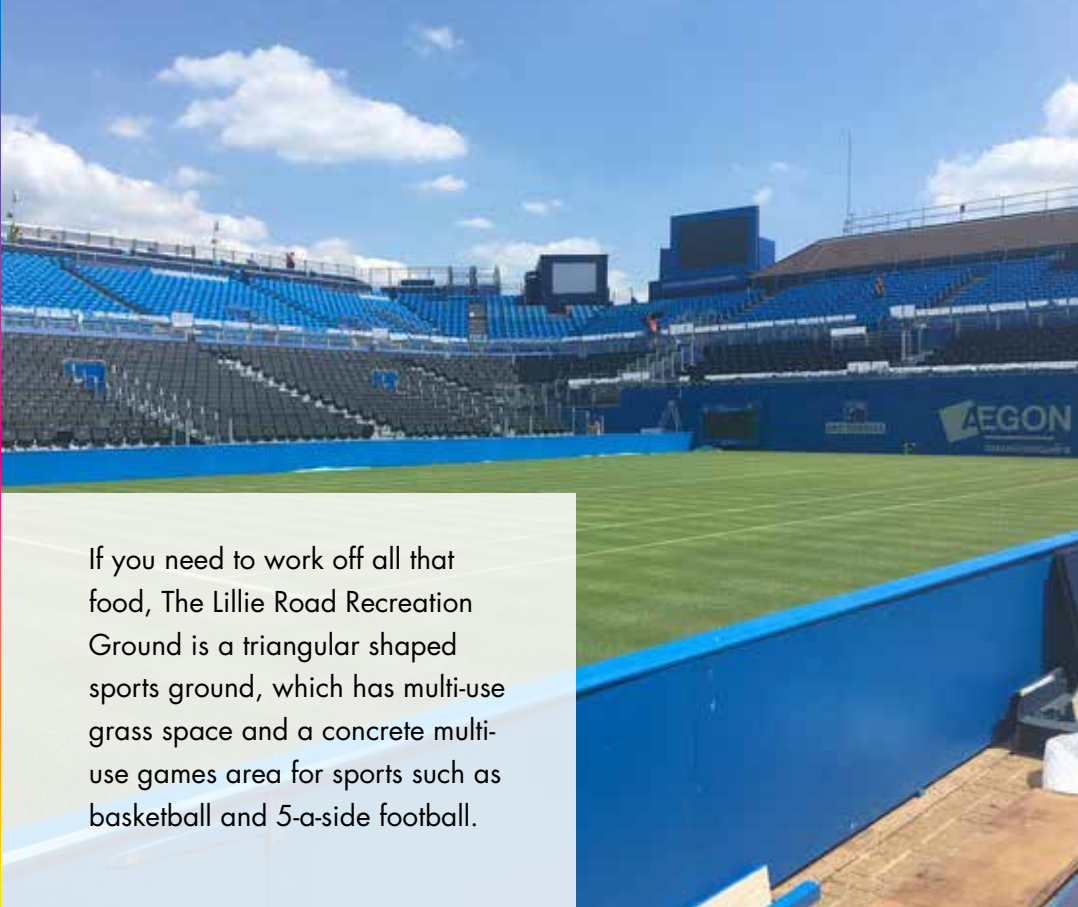
The adjacent Bishop's Park boasts an urban beach with a seasonal splash pad, rose gardens, an ornamental lake, numerous play areas, tennis & basketball facilities & a skate bowl.

There is a very popular farmers' market every Sunday.



The Crabtree Tavern is a popular spot to watch the annual Boat Race. It serves a constantly changing seasonal gastro pub menu and has a huge beer garden and outdoor BBQ for the summer.

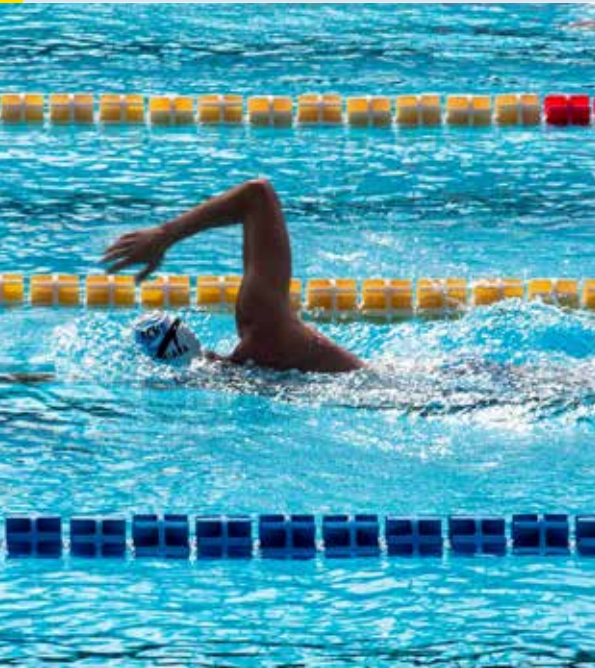
For a traditional pub experience you can't beat The Pear Tree; a quintessential Victorian pub, still independently owned and one of the last Free houses in West London.



If you need to work off all that food, The Lillie Road Recreation Ground is a triangular shaped sports ground, which has multi-use grass space and a concrete multi-use games area for sports such as basketball and 5-a-side football.

You don't have to venture far to experience some of the best sports offerings in the city. The Queen's Club hosts the world-famous AEGON Championships in June. It attracts the biggest international stars of the men's game ahead of the grass-court Grand Slam event at Wimbledon two weeks later.

Football fans have a choice of not one but two local teams to support; Craven Cottage has been the home ground of Fulham F.C. since 1896 and Stamford Bridge is home to the most successful English football team of the 21st Century, Chelsea F.C.

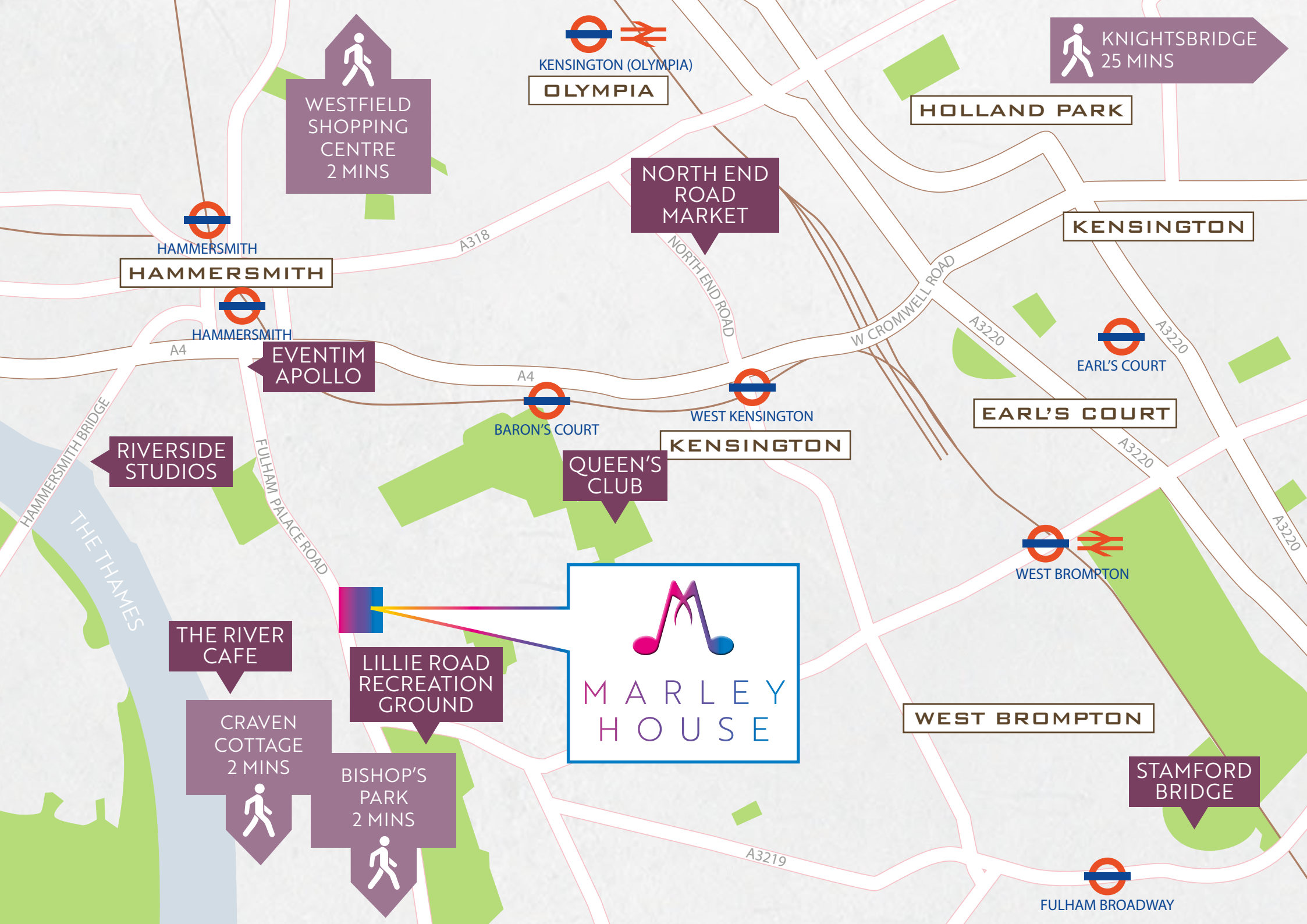


Charing Cross Sports Club's indoor facilities include a 25-metre swimming pool, three gym areas, group exercise studios, four squash courts, two badminton courts and a multi-sports hall.



For music lovers, The Eventim Apollo is one of London's main entertainment venues hosting huge stars including Oasis, REM, Stereophonics, Kylie and Elton John to name but a few.

Riverside Studios is West London's excellent riverside cultural centre with a cinema, West End standard theatre, cafe, and a comfortable bar with outdoor river terrace.



   
KENSINGTON (OLYMPIA)  
**OLYMPIA**

 KNIGHTSBRIDGE  
25 MINS

  
WESTFIELD  
SHOPPING  
CENTRE  
2 MINS

**HOLLAND PARK**

**NORTH  
END  
ROAD  
MARKET**

**KENSINGTON**

  
HAMMERSMITH  
**HAMMERSMITH**

  
HAMMERSMITH  
**EVENTIM  
APOLLO**

  
EARL'S COURT  
**EARL'S COURT**

**RIVERSIDE  
STUDIOS**

  
BARON'S COURT  
**KENSINGTON**

**QUEEN'S  
CLUB**

  
WEST BROMPTON  
**WEST BROMPTON**

  
**MARLEY  
HOUSE**

**THE RIVER  
CAFE**

**LILLIE ROAD  
RECREATION  
GROUND**

**CRAVEN  
COTTAGE  
2 MINS**

**BISHOP'S  
PARK  
2 MINS**

**WEST BROMPTON**

**STAMFORD  
BRIDGE**





  
FULHAM BROADWAY

# EASY CONNECTIONS ALL OVER LONDON

Excellent transport links make the area an ideal location for commuting, with most parts of central London accessible in under 40 minutes.



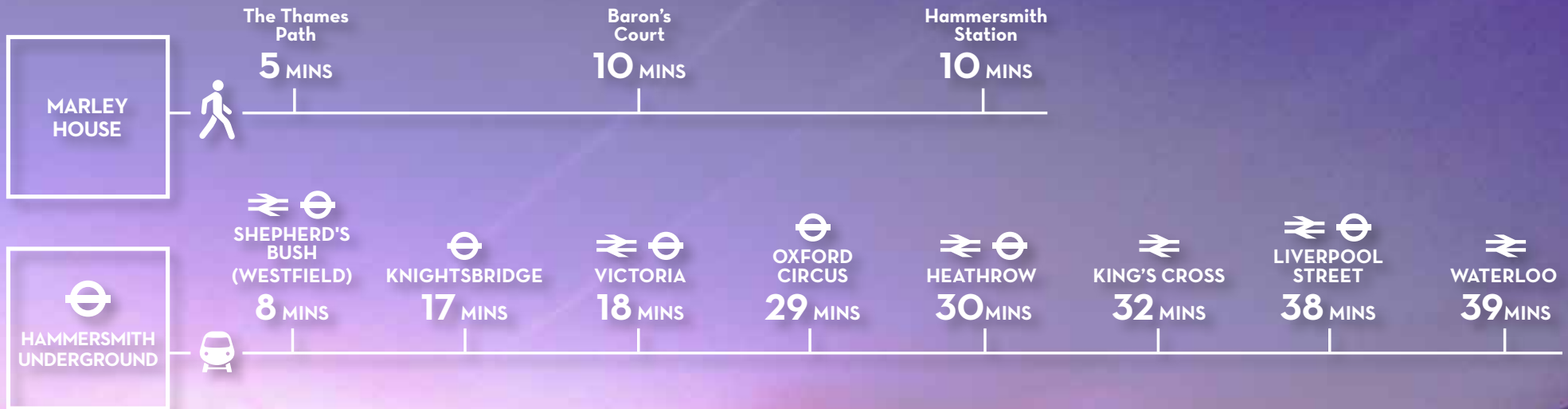
With Hammersmith underground station less than 15 minute walk or a 5 minute bus journey away, access to all over central London is quick and easy. Hammersmith station sits on the District, Circle, Hammersmith & City and Piccadilly lines. White City is only 3 stops away with its access to the Central line, which runs to Liverpool Street. The District Line provides access to Victoria & Westminster from where it is only 1 stop to Waterloo.

There are several local bus routes including the 220 to Hammersmith; the 74 to Baker Street via Earl's Court; the 430 to South Kensington; the 295 to Clapham Junction; the 211 to Waterloo and the 190 to Richmond. Several routes run 24 hours.

In Hammersmith, Fulham Palace Road meets up with the A4, which runs east to Hyde Park and central London and to the West joins up with the M4 allowing fast links to Heathrow, the M25 and beyond.



# REACH CENTRAL LONDON IN 30 MINUTES



*Approximate travel times taken from Googlemaps and Transport for London Website*





# SPECIFICATIONS



## LIVING/KITCHEN/DINING

- Fitted kitchens, hand made in London
- Farrow & Ball colours, handle-less cabinets
- Bosch/Siemens appliances including: electric hob, oven, integrated dishwasher, fridge/freezer, extractor & washer/dryer
- Stainless steel sinks with mixer taps
- Tiled splash-backs
- Stone worktops
- Bi-fold doors to outside areas

## BATHROOMS/EN-SUITES

- Neutral coloured tiles to floors & walls
- White bathroom suites with chrome Grohe mixer taps & thermostatic showers
- Black (Apt 2 & 4 en-suite) mixers & thermostatic showers
- Glass & chrome shower screens
- Gerberit concealed cisterns
- Heated towel rails
- Vanity units & mirrors
- Underfloor heating

## INTERIOR DÉCOR

- Tiles to hallways, living/kitchen/dining areas
- Luxury thick-pile carpets to bedrooms
- Painted in neutral colours throughout with white ceilings
- Painted feature walls in Farrow & Ball & Little Greene colours in some apartments
- Painted internal doors in Little Greene Urbane Grey with matching architraves & skirtings & brushed chrome ironmongery
- Fitted wardrobes in all bedrooms
- Wood cladded stairs

## HEATING, LIGHTING & ELECTRICS

- UFH to bathrooms
- LED recessed downlights
- Dimmable LED spotlights in living areas & bedrooms
- Movement activated low level lights in hallway and stairs (Apt 2)
- Slim line brushed chrome light switches & USB sockets
- Broadband & Wifi facility
- BT & TV points to living area and master bedrooms
- Phone entry system
- Sky+ & Sky Q ready with communal satellite
- Smoke alarms & Carbon monoxide detectors

## EXTERNAL

- Chrome lighting to external walls
- Composite black decking & concrete wall panels to light wells

## GENERAL

- 999 year lease
- Full building maintenance & management included in service charge
- One year guarantee on all appliances, one year on other installations

## WARRANTY

- 10 year structural warranty
- 6 months defects warranty



# LOCATION PLANS

## LOWER GROUND & GROUND FLOORS

Apartments 1 & 2,  
Marley House,  
1 Greyhound Road,  
London W6 8NH

### LOWER GROUND FLOOR



APARTMENT  
1

APARTMENT  
2

Number 2,  
Aspenlea Road,  
London W6 8LJ

2  
ASPENLEA  
ROAD

### GROUND FLOOR



APARTMENT  
1

APARTMENT  
2

APARTMENT  
1

**RESERVED**

DUPLEX

- 1 Bedroom
- 1 Bathroom
- TV Lounge
- Terrace



LOWER GROUND FLOOR



GROUND FLOOR

**GROUND FLOOR**

Kitchen/Dining:	181.32ft <sup>2</sup>	17.71m <sup>2</sup>
Bedroom:	121.2ft <sup>2</sup>	12.04m <sup>2</sup>
Ground Floor Total Area:	478ft <sup>2</sup>	44.38m <sup>2</sup>

**LOWER GROUND FLOOR**

Cinema Room:	207ft <sup>2</sup>	19.02m <sup>2</sup>
Lower Ground Floor Total Area:	306ft <sup>2</sup>	28.41m <sup>2</sup>
Total Area (internal):	783ft <sup>2</sup>	72.77m <sup>2</sup>
Terrace:	53.88ft <sup>2</sup>	6.32m <sup>2</sup>

# APARTMENT 2

## DUPLEX

- 2 Bedrooms
- 1 Bathroom
- 1 En-suite Shower Room
- Guest Cloakroom
- TV Lounge
- Terrace



LOWER GROUND FLOOR



GROUND FLOOR

### GROUND FLOOR

Kitchen/Dining:	214.7ft <sup>2</sup>	19.83m <sup>2</sup>
Bedroom 1:	198ft <sup>2</sup>	18.43m <sup>2</sup>
Bedroom 2:	123.12ft <sup>2</sup>	12.41m <sup>2</sup>
Ground Floor Total Area:	671ft <sup>2</sup>	62.3m <sup>2</sup>

### LOWER GROUND FLOOR

Cinema Room:	201ft <sup>2</sup>	18.6m <sup>2</sup>
Lower Ground Floor Total Area:	314ft <sup>2</sup>	29.16m <sup>2</sup>
Total Area (internal):	984ft <sup>2</sup>	91.45m <sup>2</sup>
Terrace:	77.68ft <sup>2</sup>	8.58m <sup>2</sup>

**2**  
**ASPENLEA**  
**ROAD**

**SOLD**

**GROUND FLOOR APARTMENT**

- 1 Bedroom
- 1 Bathroom
- Terrace
- Private Entrance



**GROUND FLOOR**

Hall	147.57ft <sup>2</sup>	13.71m <sup>2</sup>	Bathroom:	61.35ft <sup>2</sup>	5.7m <sup>2</sup>
Living/Kitchen	234.06ft <sup>2</sup>	31.53m <sup>2</sup>	Total Area (internal):	590ft <sup>2</sup>	54.78m <sup>2</sup>
Bedroom	150.96ft <sup>2</sup>	13.84m <sup>2</sup>	Patio:	49.97ft <sup>2</sup>	5.29m <sup>2</sup>

# LOCATION PLANS

FIRST FLOOR

Apartments 3 & 4,  
Marley House,  
1 Greyhound Road,  
London W6 8NH



# APARTMENT 3

## FIRST FLOOR APARTMENT

- 1 Bedroom
- 1 Bathroom
- Terrace



### FIRST FLOOR

Living/Kitchen	412.11ft <sup>2</sup>	39.44m <sup>2</sup>	Total Area (internal):	543ft <sup>2</sup>	50.41m <sup>2</sup>
Bedroom	109.2ft <sup>2</sup>	10.2m <sup>2</sup>	Terrace:	75.79ft <sup>2</sup>	6.92m <sup>2</sup>

# APARTMENT 4

## FIRST FLOOR APARTMENT

- 2 Bedrooms
- 1 Bathroom
- 1 En-suite Shower Room
- Terrace



### FIRST FLOOR

Living/Kitchen	628.7ft <sup>2</sup>	60.7m <sup>2</sup>	Total Area (internal):	941ft <sup>2</sup>	87.47m <sup>2</sup>
Bedroom 1	132.2ft <sup>2</sup>	12.07m <sup>2</sup>	Terrace:	104.3ft <sup>2</sup>	9.49m <sup>2</sup>
Bedroom 2	135.7ft <sup>2</sup>	12.35m <sup>2</sup>			



# LOCATION PLANS

SECOND FLOOR

Apartments 5 & 6,  
Marley House,  
1 Greyhound Road,  
London W6 8NH



# APARTMENT 5

## SECOND FLOOR APARTMENT

- 1 Bedroom
- 1 Bathroom



SECOND FLOOR

Living/Kitchen	233.7ft <sup>2</sup>	21.6m <sup>2</sup>	Total Area (internal):	411ft <sup>2</sup>	38.15m <sup>2</sup>
Bedroom	98.13ft <sup>2</sup>	10.07m <sup>2</sup>	Terrace:	82.08ft <sup>2</sup>	7.39m <sup>2</sup>

# APARTMENT 6

## SECOND FLOOR APARTMENT

- 2 Bedrooms
- 1 Shower Room
- 1 En-suite Shower Room
- Terrace



SECOND FLOOR

Living/Kitchen	227.4ft <sup>2</sup>	20.9m <sup>2</sup>	Bedroom 2	77.7ft <sup>2</sup>	7.7m <sup>2</sup>
Bedroom 1	142.1ft <sup>2</sup>	13.1m <sup>2</sup>	Total Area (internal):	580ft <sup>2</sup>	53.87m <sup>2</sup>

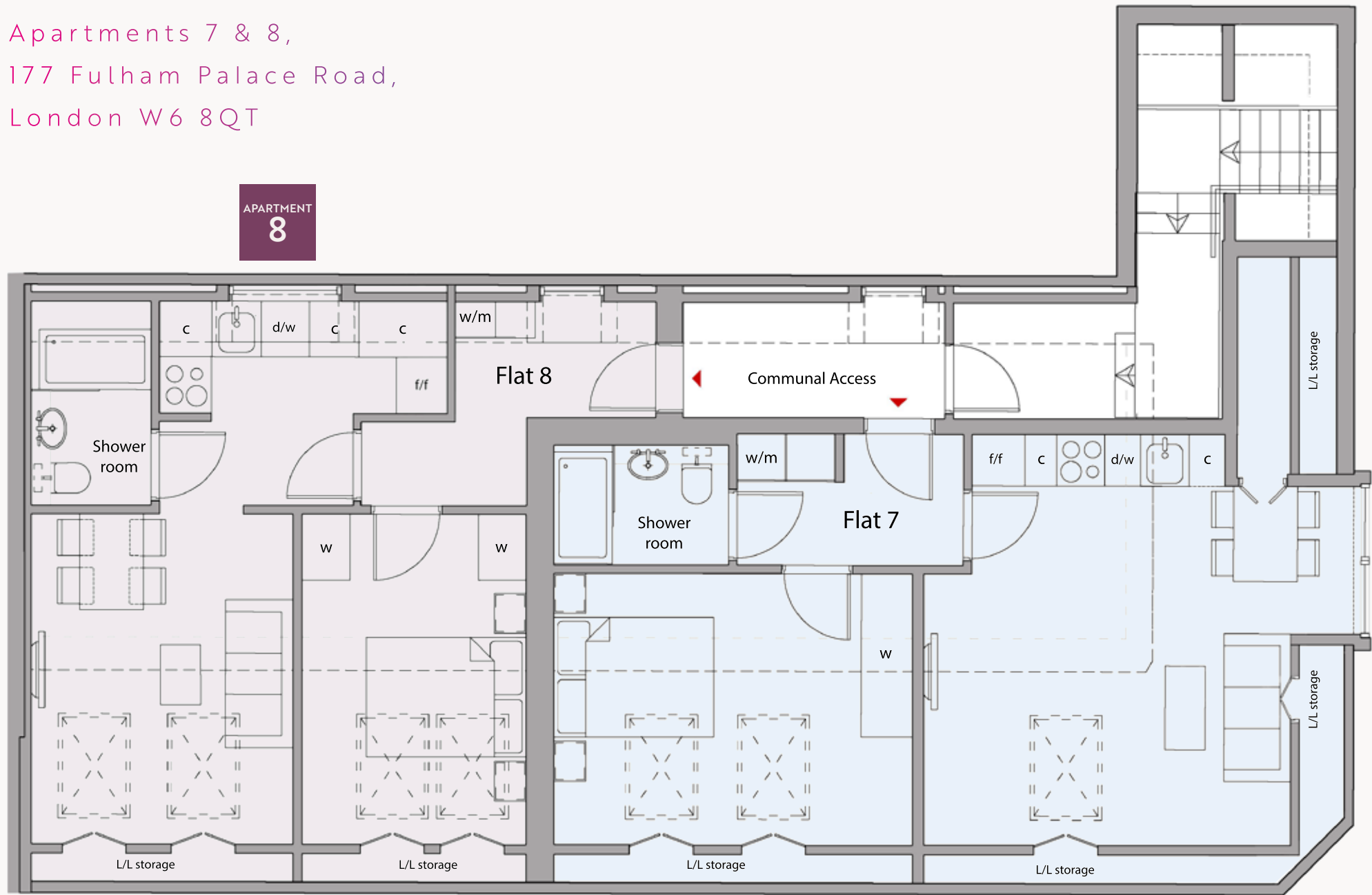
# LOCATION PLANS

THIRD FLOOR

Apartments 7 & 8,  
177 Fulham Palace Road,  
London W6 8QT

APARTMENT  
8

APARTMENT  
7



APARTMENT  
**7**

**SOLD**

THIRD FLOOR APARTMENT

- 1 Bedroom
- 1 Shower Room



THIRD FLOOR

Hall	55.9ft <sup>2</sup>	5.2m <sup>2</sup>	Shower Room	39.2ft <sup>2</sup>	3.8m <sup>2</sup>
Living/Kitchen	310.6ft <sup>2</sup>	28.5m <sup>2</sup>	Total Area (internal):	601ft <sup>2</sup>	55.8m <sup>2</sup>
Bedroom	196.8ft <sup>2</sup>	18.2m <sup>2</sup>	Eaves Storage:	320ft <sup>2</sup>	29.6m <sup>2</sup>

APARTMENT  
**8**

**SOLD**

THIRD FLOOR APARTMENT

- 1 Bedroom
- 1 Shower Room



THIRD FLOOR

Hall	89.6ft <sup>2</sup>	8.3m <sup>2</sup>	Shower Room	40.9ft <sup>2</sup>	3.8m <sup>2</sup>
Kitchen	102.1ft <sup>2</sup>	9.5m <sup>2</sup>	Total Area (internal):	515ft <sup>2</sup>	47.8m <sup>2</sup>
Living Room	144.4ft <sup>2</sup>	13.3m <sup>2</sup>	Eaves Storage:	106ft <sup>2</sup>	9.8m <sup>2</sup>
Bedroom	140.7ft <sup>2</sup>	12.9m <sup>2</sup>			

# MOVING IN MADE EASY



The Vida Homes Team has been building homes in London for over 20 years. As a family-run business our commitment is to a high design & build quality and excellent customer service.

We know that when you move into a new home there are always odd jobs to be done like putting up curtain rails, hanging pictures and putting up shelves. When you buy an apartment in Marley House we will provide you with one of our handymen\* for 2 hours on your move-in date to help you settle in and make your new apartment feel like home.

\* Subject to availability. Must be pre-booked.





# MARLEY HOUSE

177 Fulham Palace Road



A Development By Vida Homes

[www.vidahomesuk.co.uk](http://www.vidahomesuk.co.uk)

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