

Marley House, Greyhound Road

Hammersmith, London, W6





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Offer in Excess of: £610,000

Designed and built by Vida Homes an outstanding new build development consisting of six apartments located in a much sought-after location within a 10 minute walk to both Hammersmith and Barons Court underground stations. This ground floor two bedroom, two bathroom split level apartment with cinema room and private patio measures 984 sq. ft. and has been beautifully finished throughout offering excellent living and entertaining space. The accommodation comprises a wonderful open plan reception room with a with a stylish, locally made kitchen with plenty of room for dining and relaxing. The double bedrooms (one ensuite) are extremely generous with built in wardrobes whilst the bathrooms are stunning and offer a touch of luxury with beautiful fittings and underfloor heating. There is a staircase leading down to the spacious cinema room for a real wow factor – there is also a cloakroom on this level. Further benefits include underfloor heating throughout, a private terrace for entertaining, a 10 year build warranty (ICW) and a 6 month defect warranty. Leasehold (999 years). RESERVATION FEE TO SECURE.



Photo - Overview of Floor



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

LOWER GROUND FLOOR		
Cinema Room:	201ft ²	18.6m ²
Lower Ground Floor Total Area:	314ft ²	29.16m ²
Total Area (internal):	984ft ²	91.45m ²
Terrace:	77.68ft ²	8.58m ²

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

Sought after location | Open plan reception room | Stylish kitchen | Cinema room | Cloakroom

Private terrace | Short walk to River Thames | 10 year build warranty | Two luxurious bathrooms

Close to transport & amenities | 984 Sq. Ft. (91.45 Sq. M.) Leasehold (999 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.

