



Greyhound Road, SW6

£550,000 *LEASEHOLD*



A well-arranged one bedroom first floor flat spanning across 538 sq. ft, with a balcony.



Fulham & Parsons Green

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DESCRIPTION

The development was built in 2021 and has only had one owner. It is a turn key property that has been well-maintained and is in immaculate condition. At the front of the property is a spacious open-plan kitchen and reception room. The kitchen is well-equipped with modern amenities and a breakfast bar. The reception room boasts plenty of natural light from large windows and blends seamlessly with the kitchen making it the perfect space for entertaining.

At the rear of the property is a good-sized double bedroom fitted with built-in wardrobes and access through sliding doors to a private balcony. There is a modern family style bathroom located centrally in the flat with shower fitted over the bath.

There is further useful storage in the hall on entry to the flat as well as a storage unit in the basement of the building. The flat is heated throughout via underfloor heating.

Greyhound Road runs off Fulham Palace Road about 8 minutes walk from Hammersmith underground station [District and Piccadilly Lines]. There is a variety of shops and supermarkets including Waitrose just around the corner and easy access to the pubs and restaurants along the River Thames.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFORMATION

Tenure: Leasehold

Term: 994 years

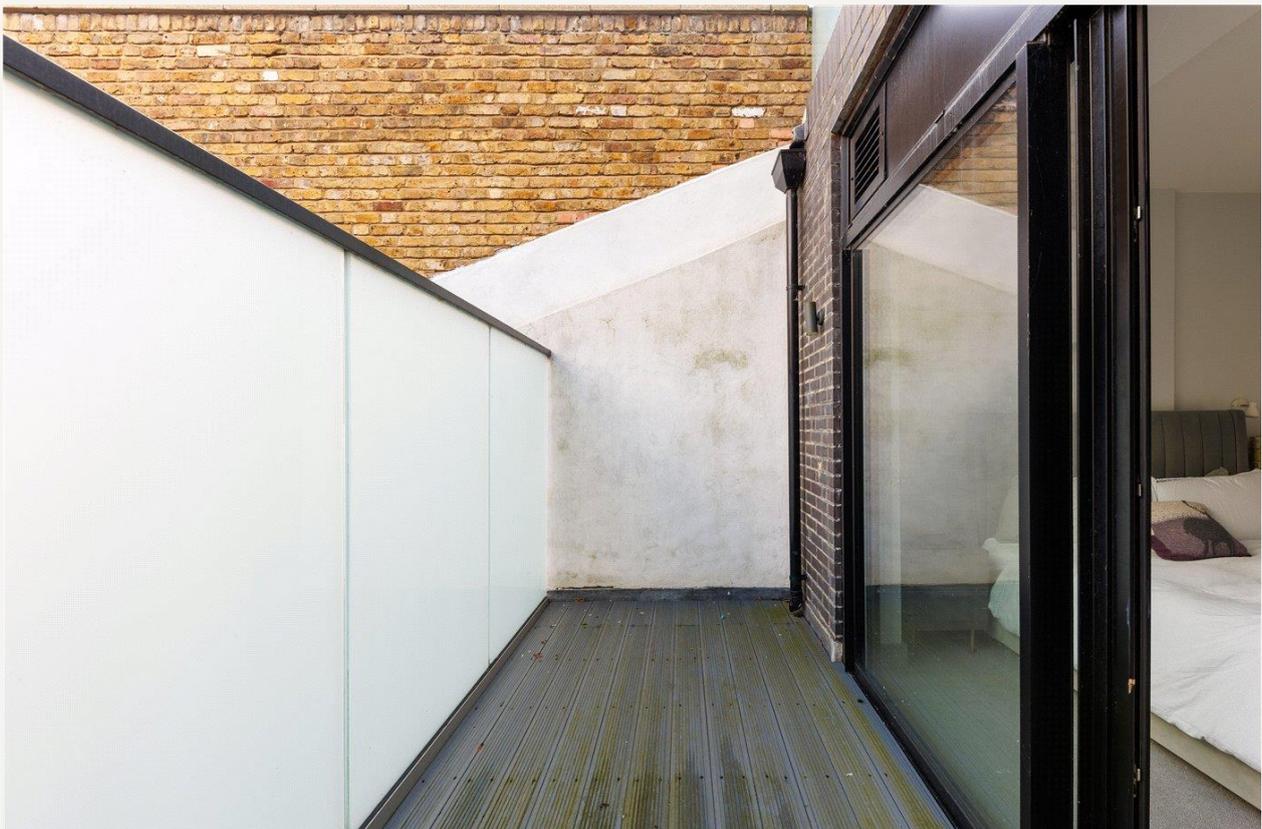
Service Charge: £1440 per annum (£390 per quarter)

Ground Rent: Peppercorn

Council Tax Band: E

EPC rating: B

Is the property listed: Property is not listed



Marley House, Greyhound Road, W6

Approximate Gross Internal Area 50 sq.m / 538 sq. ft



First Floor

Floor Plan produced for WINKWORTH by Mays Property Marketing © . Tel 020 3397 4594

Illustration for identification purposes only. Not to scale.

Orientation, measurements, and other details are approximate and for guidance only, purchasers should verify details independently.

Where a room has a sloping ceiling the dotted line marks 1.50M height, and all measurements shown are at floor level.

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