



## Marryat Court, Cromwell Avenue, Hammersmith, W6

£550,000 Leasehold

A fabulous two bedroom flat with private balcony and garden, in a small purpose built block just off King Street.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | 2 Balconies | 693 Sq Ft / 64 Sq M | Council Tax Band D | EPC Rating Band D

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### LOCATION

Cromwell Avenue is south of King Street, ideal for the multitude of amenities on offer, including some superb restaurants. The open space of Ravenscourt Park is moments away, whilst the closest Underground stations are Ravenscourt Park and Hammersmith.

### DESCRIPTION

Extremely well presented throughout, the property offers accommodation comprising entrance hall, reception room, kitchen, bathroom and two double bedrooms. Further benefits include balcony, private garden and storage shed.

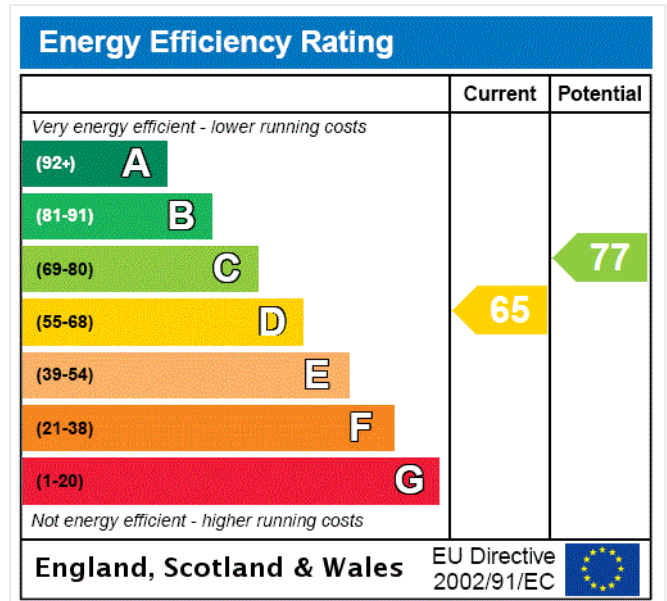




**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Leasehold.

**PRICE:** £550,000 Leasehold





SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 693 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 693 SQ FT/ 64 SQM

**PROPERTY PHOTO PLANS**.COUK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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for every step...

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