

# L·D·B

SALES, LETTINGS  
& MANAGEMENT



## FLAT 1, 20 GREYHOUND ROAD, LONDON, W6 8NX

SITUATED ON GREYHOUND ROAD, THIS EXQUISITE TOP FLOOR FLAT OFFERS A MODERN LIVING EXPERIENCE THAT IS BOTH STYLISH AND COMFORTABLE. THIS PROPERTY IS PERFECT FOR A PROFESSIONAL COUPLE SEEKING AN EXTRA ROOM FOR GUESTS OR A HOME OFFICE.

AS YOU ENTER, YOU ARE GREETED BY A BRIGHT AND AIRY OPEN PLAN KITCHEN LOUNGE, DESIGNED TO MAXIMISE SPACE AND LIGHT. THE BRAND NEW INTEGRATED KITCHEN BOASTS HIGH-QUALITY APPLIANCES, MAKING IT A DELIGHT FOR THOSE WHO ENJOY COOKING AND ENTERTAINING.

THE FLAT FEATURES A WELL-APPOINTED BATHROOM, ENSURING CONVENIENCE AND COMFORT FOR ALL RESIDENTS. EVERY CORNER OF THIS PROPERTY HAS BEEN THOUGHTFULLY DESIGNED AND FINISHED TO A HIGH STANDARD, PROVIDING A FRESH AND MODERN AESTHETIC THROUGHOUT.

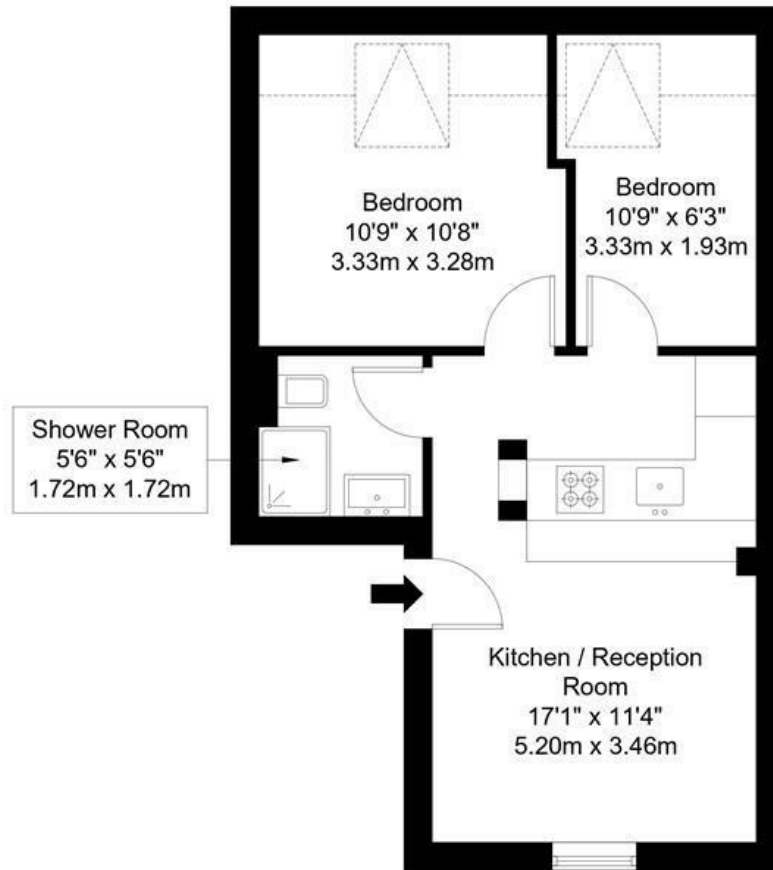
LOCATED IN A SOUGHT-AFTER AREA, THIS FLAT IS WELL-CONNECTED TO LOCAL AMENITIES, TRANSPORT LINKS, AND GREEN SPACES.

- FULLY REFURBISHED THROUGH-OUT
- OPEN PLAN KITCHEN LOUNGE
- GREAT VIEWS
- FANTASTIC LOCATION

£2,100 PER CALENDAR MONTH

# Greyhound Road, W6 8NX

Approx Gross Internal Area = 39.39 sq m / 424 sq ft



Third Floor

Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		65	66
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			