



**18, Mary Macarthur House Field Road, London, W6 8HZ**

**Guide Price £400,000**

Discover the potential of this well-located two-bedroom flat in Mary Macarthur House, W6. Situated on the 3rd floor, this property offers a fantastic opportunity for buyers looking to create their dream home or secure a promising investment.

**Key Features:**

Two Double Bedrooms – Generously sized, offering flexibility for home office or guest use.

Spacious Living Area – Bright and airy with potential to reconfigure or modernise.

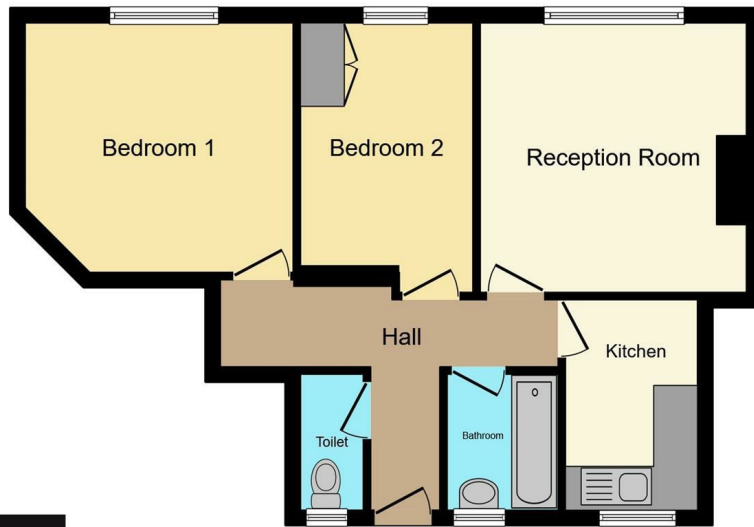
In Need of Improvement – A blank canvas, ideal for personalising or adding value.

Prime Location – Conveniently located in Hammersmith, close to shops, parks, and excellent transport links.

Secure Building – Well-maintained block with entryphone system for added peace of mind.

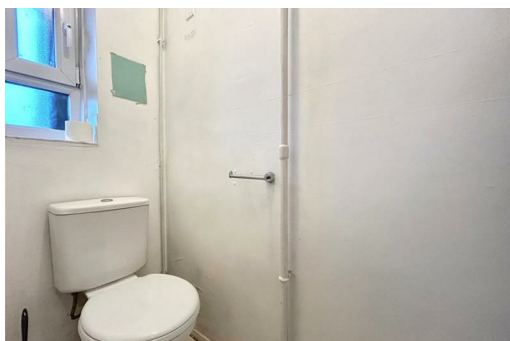
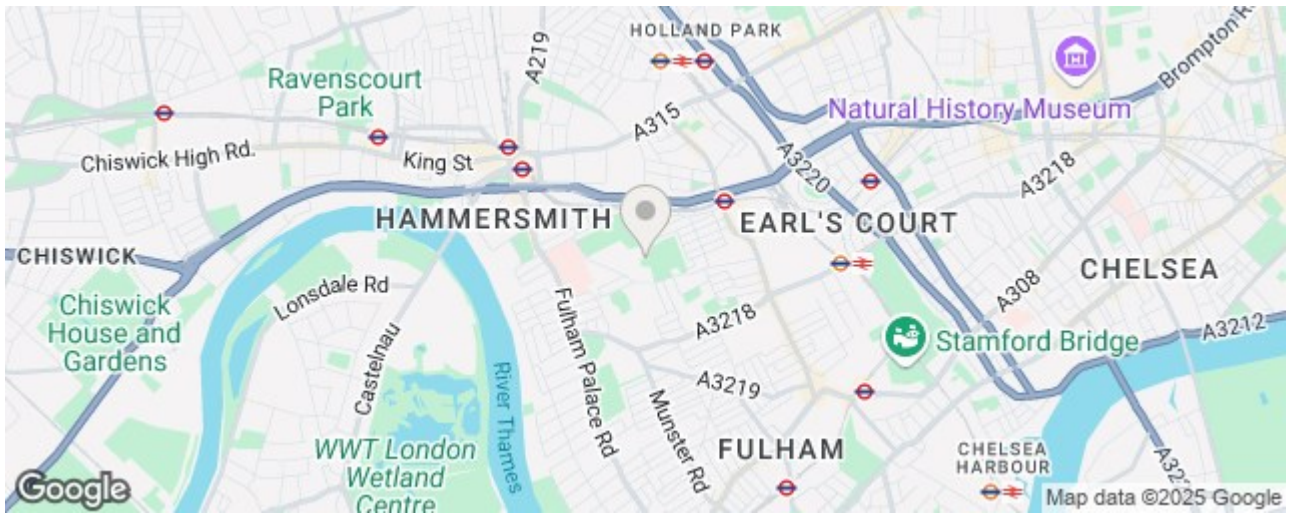
This property is perfect for first-time buyers, investors, or anyone looking to customise a home in one of London's sought-after postcodes.

Don't miss out – contact us today to arrange a viewing!



Total floor area 52.4 m<sup>2</sup> (564 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	39-54	E	41-50
F	13-38	F	51-60
G	1-12	G	61-70

