

# RIVERHOMES

**Eyot Gardens  
Hammersmith W6**

**£1,700,000  
Freehold**



## **Eyot Gardens Hammersmith W6**

A wonderfully versatile, open-plan, 5 bedroom mid-terrace Victorian period town house, arranged over 4 floors on this 'river lifestyle' road adjacent to Chiswick Mall, presented in immaculate condition. This property offers a sense of security and tranquillity, tucked away from the hustle and bustle of the rest of Hammersmith and Chiswick, but with all the advantages of its easy access. Entering the property on the ground floor, the hallway leads to a large reception room with period fireplace, which flows into a modern kitchen, with direct

access to a mature private courtyard garden through French doors. To the first floor are two double bedrooms, with a family bathroom and utility room. There are three further bedrooms on the second floor, with another family bathroom and a stunning double height mezzanine floor, all presented to a very high standard. This area of Hammersmith is hidden away and not very well known, it is well worth a visit if you have not been before, the local river walks, and cycle routes are a delight.

### **KEY FEATURES**

**5 bedroom mid-terrace Victorian period town house**

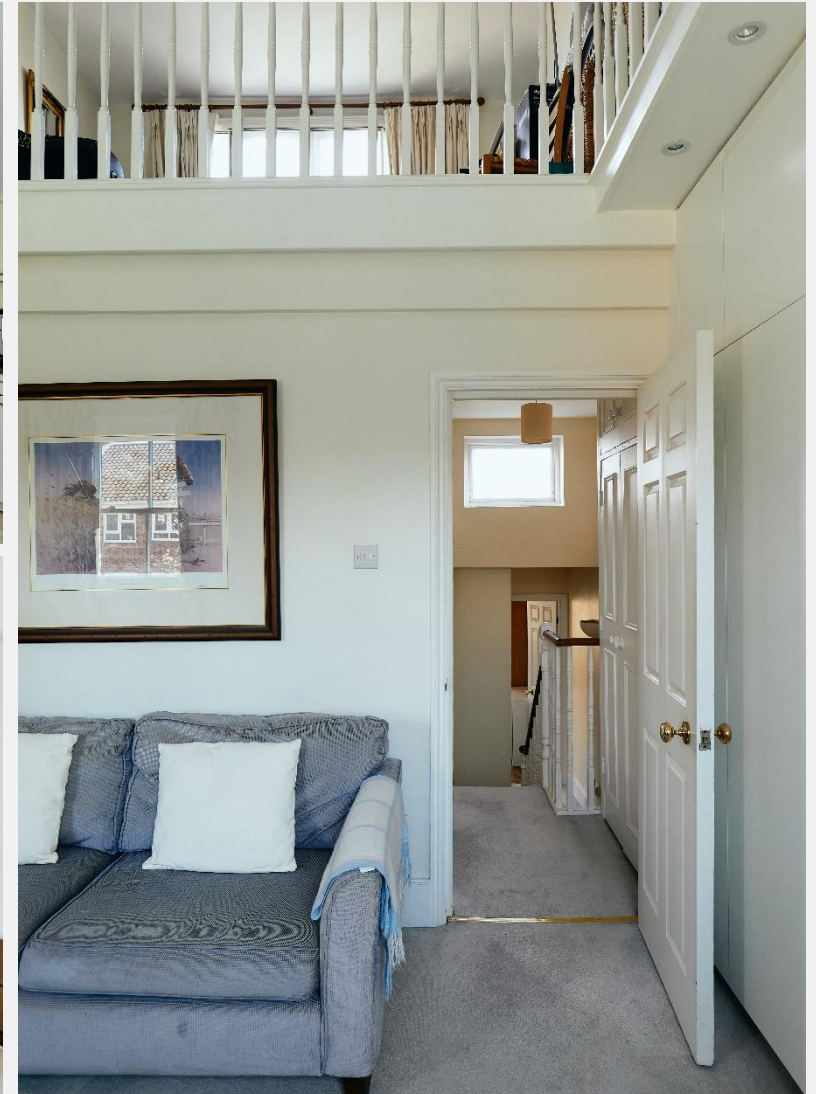
**Immaculate condition**

**Double Height Mezzanine Floor**

**Minstrel Gallery**

**Mature private courtyard garden**

**River lifestyle**





## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Hammersmith & Fulham
<b>Internal area:</b>	1,818 sq. ft. / 169.01 sq. m.
<b>No. of bedrooms:</b>	5
<b>Tax Band:</b>	G

