

RIVERHOMES 20

Weltje Road
Hammersmith W6

£1,750,000
Freehold



Weltje Road Hammersmith W6

Coming to the market for the first time in over 70 years is this elegant Victorian terraced town house located in a quiet residential road adjacent to Upper Mall and the River Thames. Enjoying lateral views of the river and encompassing 2,586 sq. ft. of versatile living accommodation over 5 floors, this property exhibits many period features including exceptionally high ceilings, and original ceiling roses and cornicing. This lovely home comprises on the ground floor; a welcoming entrance hallway leading to an elegant staircase, large double reception room, kitchen with side return and views into the private and mature walled garden. On the first floor are a spacious second reception room/master

bedroom featuring broad sash windows, two further double bedrooms and family bathroom. The second floor currently offers a second kitchen which could easily be converted into a double bedroom/master bedroom suite, bedroom and bathroom. The top floor presents a large double room with en suite bathroom. The lower ground floor can be arranged as a separate dwelling in its own right, with its own independent access via steps from Weltje Road, and features a bedroom, kitchenette, bathroom and utility room. The property is in need of a fairly substantial renovation and is priced accordingly, so that the new owners can really stamp their own mark on it.

KEY FEATURES

Elegant Victorian terraced town house

Lateral views of the river

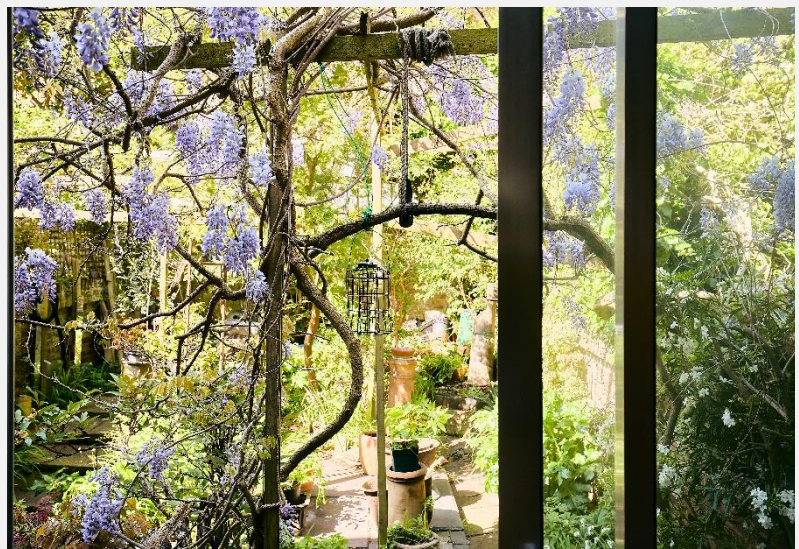
Located in a quiet residential road

Private and mature walled garden

2,586 sq. ft. of versatile living accommodation

Within catchment area for Lattimer, Godolphin, St Pauls and Harrodian schools





ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	76 C
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority:	London Borough of Hammersmith and Fulham
Internal area:	2,586 sq. ft. / 240.51 sq. m.
Council tax band:	G
No. of bedrooms:	5

