



Lord Napier Place Hammersmith W6

Rarely available, stunning three bedroom, two bathroom coach house located a stone's throw from the River Thames in the popular Lord Napier Place development off Upper Mall, Hammersmith. Situated on a private road, with street parking in front of the long versatile garage, which has power, water and an internal door into the property. The living area is located laterally on the first floor with sideways views of the river, across the race box of the Corinthian Yacht Club next door. Set in this secure, gated development, the Coach House provides: a lovely master bedroom

with en suite shower room and plentiful cupboard space; two smaller bedrooms; a large modern family bathroom; kitchen and a bright and sunny living room. All the main rooms are west-facing so have glorious sunlight from mid-morning until the end of the day. The utility area, with space for washing machine, tumble drier and freezer is located under the stairs leading up to the first floor next to the garage internal door. Little style touches including fretted radiator covers and underfloor heating in both bathrooms, abound in this beautiful residence.

KEY FEATURES

3 bedrooms

2 bathrooms

Street parking in front of the garage

Spacious en suite master bedroom

West-facing sunny main rooms

Utility area located under the stairs

Underfloor heating in bathrooms

A4 / M4 for links in and out of central London

Walking distance to Ravenscourt Park & Hammersmith Underground stations

Ideally located for local schools including Latymer, St Pauls (boys and girls) and Harrodian





ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	68 D
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority:	London Borough of Hammersmith & Fulham
Internal area:	982 sq. ft. / 91.23 sq. m.
Council tax band:	D
No. of bedrooms:	3

